

THE ARCHER SCHOOL FOR GIRLS COVENANTS, CONDITIONS AND RESTRICTIONS

This agreement of covenants, conditions and restrictions (this "Agreement") is made as of June 30, 2015 (the "Effective Date"), by and between THE ARCHER SCHOOL FOR GIRLS, Inc., a California non-profit corporation (the "School" or "Archer") and BRENTWOOD HOMEOWNERS ASSOCIATION, a California non-profit corporation ("BHA"), THELMA AND ERIC WAXMAN, and JOLIE AND JOHN WHITESSELL (referred to collectively herein as the "Neighbors"). BHA, Neighbors, and the School are sometimes collectively referred to as the "Parties" or individually as a "Party."

RECITALS

WHEREAS, Archer is an independent private school for girls, grades 6 – 12, located at 11725 West Sunset Boulevard, Los Angeles, CA 90049.

WHEREAS, Archer received conditional approval from the Los Angeles City Planning Commission ("Planning Commission") for a project substantively described in the May 13, 2015 Planning Commission determination for Case No. CPC-2014-666-VCU-ZAA-SPR (the "Project"), which is attached hereto as Exhibit A (the "Planning Commission Approval").

WHEREAS, the boundary of the Project, as shown on Exhibit B attached hereto ("Archer Campus"), is surrounded by a residential neighborhood and is located in an area severely impacted by traffic, specifically along Sunset Boulevard.

WHEREAS, BHA is a voluntary association of single-family homeowners owning properties located within the geographic boundaries shown on Exhibit C attached hereto, formed for the purpose of furthering the interests of Brentwood, its residents, and property owners, many of whom use Sunset Boulevard for ingress and egress.

WHEREAS, the Project is located within the geographic boundaries of BHA, which is concerned that the impacts of the Project are not fully and adequately addressed by the conditions contained in the Planning Commission Approval and the mitigation measures contained in the Project's Environmental Impact Report and accompanying Mitigation Monitoring Program (ENV-2011-2689-EIR).

WHEREAS, Thelma and Eric Waxman are the owners of the property located at 11840 Chaparal Street, Los Angeles, California 90049, and Jolie and John Whitesell are the owners of the property located at 11706 Chaparal Street, Los Angeles, California 90049. These properties are immediately adjacent to the Project boundaries, and as a result, are uniquely impacted by the Project.

WHEREAS, BHA and Neighbors want to ensure that the Project, inclusive of all construction and operation activities, will not have an adverse and deleterious impact on the quality of life within the BHA boundaries by creating impacts, including, but not limited to, those impacts related to traffic, noise, and other environmental elements.

WHEREAS, BHA, Neighbors, and other aggrieved parties filed appeals of the Planning Commission Approval, as provided for in the Los Angeles Municipal Code (the "LAMC" or "Code").

WHEREAS Archer would like BHA and Neighbors to withdraw their appeals of the Planning Commission Approval, support and/or not oppose the Project at Planning and Land Use Management Committee of the Los Angeles City Council and the City Council, and covenant not to sue;

WHEREAS, BHA, Neighbors, and Archer endeavor, through this Agreement, to impose additional conditions and standards on the Project that address the concerns raised by Councilmember Bonin, Neighbors, and the BHA on behalf of its members and the residents of Brentwood.

Agreement

NOW, THEREFORE, in consideration for the mutual promises, covenants, and undertakings contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Definitions.** Those capitalized terms not specifically defined in the body of this Agreement are defined in Exhibit D.

2. **Project.** For purposes of this Agreement, the Project is the one conditionally approved by the Planning Commission in the Planning Commission Approval, which is incorporated herein as Exhibit A. It is understood that the City Council will take further action on the Project. References to the "Planning Commission Approval" shall include any further action that may be made by the Los Angeles City Council. Notwithstanding any further action by the City Council the Parties agree that to the extent that the City Council makes changes to the Project that are less restrictive than the terms of this Agreement, the terms of this Agreement shall control and be fully enforceable by the Parties to this Agreement as set forth below. **Planning Commission Approval.** The terms of the Planning Commission Approval, and the specific conditions and California Environmental Quality Act ("CEQA") mitigation measures included therein, shall serve as the basis for this Agreement. Therefore, the terms, conditions, and mitigation measures of the Planning Commission Approval are incorporated herein and, unless otherwise modified by the terms and provisions of this Agreement, which shall supersede and control in the event of any conflict with the Planning Commission Approval, shall control and limit the Project.

2.1.1 **Uses.** For the Term of this Agreement, Archer shall not apply to the City to modify or intensify the use of the Archer Campus above the parameters set forth in the Planning Commission Approval, as modified by this Agreement.

2.1.2 **Buildings.** For the term of this Agreement, the only new buildings that shall be allowed at the Archer Campus are those provided in the Planning Commission Approval Exhibit A, unless otherwise modified as specified herein. Archer may, in its sole discretion, elect to complete less than the entire Project or reduce the size of the buildings allowed by this Agreement and the Planning Commission Approval. For the term of this

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Agreement, Archer shall not apply to increase the general height or footprint of any building or otherwise modify any building, as specified herein, without the prior written consent of BHA and Neighbors. De minimis modifications to the buildings within substantial conformance of the terms of this Agreement shall be permitted with notification to BHA and Neighbors. The square footage associated with the subterranean portion of the Project shall not be reallocated to above ground portions of the Project.

2.1.3 Adjacent Residential Properties. There are two adjacent residential properties included in the Project: (1) the Chaparal Parcel, located at 11728 Chaparal Street, and (2) the Barrington Parcel, located at 141 North Barrington Avenue.

2.1.3.1 Chaparal Parcel. The residence currently existing on the Chaparal Parcel may be removed to accommodate the Project.

2.1.3.2 Performing Arts Center. The Performing Arts Center shall be limited to 10,995 square feet of above ground floor area and 6,763 square feet of below grade floor area. The number of fixed seats shall be limited to 350 (which may be expandable to 395 with portable chairs). For purposes of this Agreement, floor area shall not be calculated pursuant to the Code definition of residential floor area and shall be calculated pursuant to the Code definition of "floor area" found in LAMC Section 12.03.

2.1.3.3 Barrington Parcel. The existing residence on the Barrington Parcel may be removed.

- (1) The western portion of the Barrington Parcel may be used to accommodate the Project's new construction as depicted in Exhibit A to the Planning Commission Approval and EIR.
- (2) The eastern portion of the Barrington Parcel, that portion of the Barrington Parcel that is not shown to have any new development in Exhibit A to the Planning Commission Approval and EIR, shall not be used for School purposes following completion of the Project (e.g., the eastern portion of the Barrington Parcel shall not be used for Instruction, Extracurricular Activities, Interscholastic Athletic Competitions, and Special Events), and shall be maintained consistent with all requirements of the Code for residential properties in connection with the zoning existing on the date of the Planning Commission Approval. An eight (8) foot wall shall be permitted in the side yard and along the front and rear yards in accordance with the Planning Commission Approval.

2.1.3.4 Access and Staging. Both the Chaparal Parcel and the Barrington Parcel may be used for construction access and staging during Project construction.



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2.1.3.5 Temporary Classroom Village. Both the Chaparal Parcel and the Barrington Parcel may be used for placement of the Temporary Classroom Village during Project construction.

3. **Academic Year, Enrollment Limit and Restrictions on Use of Campus.**

3.1 Academic Year. The School's academic year shall run from July 1 to June 30 (the "Academic Year"). Instruction, Extracurricular Activities, Interscholastic Athletic Competitions, and Special Events are prohibited from June 15 to August 15 each Academic Year.

3.2 Enrollment Limit. The School shall not exceed a targeted enrollment of 500 students ("Targeted Enrollment") and a maximum enrollment of 518 students ("Maximum Enrollment"). The Maximum Enrollment is not intended to be reached, but recognizes the difficulty of ascertaining with precision the number of students who will actually matriculate relative to the number of students who are sent acceptance letters, and provides a cushion to protect the School from being out of compliance with the Targeted Enrollment. The Maximum Enrollment shall not be increased during the term of this Agreement. Enrollment of above 500 students up to 518 students shall not be considered an Event of Default by Archer under this Agreement. Enrollment above 518 shall be considered an Event of Default. Remedies for an exceedance of the Maximum Enrollment are discussed in Section 15.

3.2.1 Enrollment Compliance. Archer is currently required to file a Private School Affidavit annually with the California Department of Education. Archer shall provide a copy of the Private School Affidavit to BHA and Neighbors at the same time that it is submitted to the Department of Education. If, for any reason, Archer is not required to submit a Private School Affidavit to the Department of Education, it shall nevertheless provide all of the information required to be included in the Private School Affidavit to BHA and Neighbors annually, on or before February 1 of each year.

3.3 Summer School. The Archer Campus shall not be used for summer school. This restriction shall not apply to the School's Summer Enrichment Program for admitted and enrolled Archer students as set forth in Section 3.5 below.

3.4 Commercial Filming. Commercial filming on the Archer Campus is prohibited. Notwithstanding the foregoing, commercial filming is permitted on the Archer Campus for up to 10 days per year, when School is not in session, including the Summer Enrichment Program. All trucks and equipment shall be located in the Underground Parking Garage. On-site parking is prohibited for filming related personnel. All filming shall be indoors. Power generators are prohibited. Prior notice to and approval from the Neighbors is required prior to filming. All revenue to the School from filming shall be placed in the School's scholarship fund. This Section 3.4 shall be terminated if the City Council does not approve commercial filming.

3.5 Summer Enrichment Program. A Summer Enrichment Program may be operated by the School and may occur for up to six weeks when School is not in session solely for the purpose of providing supplemental instruction for admitted students who need additional

assistance to meet the School's academic standards. For the purposes of this subparagraph, admitted students includes students who have been admitted conditioned on their agreeing to enroll in the Summer Enrichment Program. The Summer Enrichment Program shall be permitted in All School Buildings and Main Building Courtyards Monday through Friday from 8:30 A.M. to 3:30 P.M. Use of the Athletic Field is prohibited. While the Multipurpose Facility may be used for recreational use between the two sessions in the day as a break for students attending the program, the Summer Enrichment Program shall not include instruction related to athletics nor shall it be used for any team practices. The number of students attending the Summer Enrichment Program shall not exceed 125. All participants in the Summer Enrichment Program shall arrive and depart on buses. Revenue to the School from the Summer Enrichment Program shall be placed in the School's scholarship fund.

4. **Hours of Operation.** The hours of operation of the Archer Campus shall be as identified herein and in Exhibit E.

4.1 **Sunday and Holiday Limitations.** Instruction, Extracurricular Activities, and Interscholastic Athletic Competitions shall not occur on Sundays and federal holidays, with the exception of Columbus Day and Veterans Day when those days are used as regular school days.

4.2 **Saturday Limitations.** Interscholastic Athletic Competitions shall not occur on Saturdays (or Sundays). Use of the Athletic Field is prohibited on Saturday and Sunday except for Upper School Graduation. Instruction and Extracurricular Activities shall be permitted on Saturday as described below, subject to the hours of operation established by Exhibit E.

4.2.1 **Limitations on Instruction, Extracurricular Activities, and Customary School Activities.** Incidental use of the campus for Instruction, Extracurricular Activities, and Customary School Activities shall be permitted on Saturdays for up to 50 people. Notwithstanding the forgoing, on eight (8) Saturdays per Academic Year Extracurricular Activities shall be permitted for up to 100 people.¹ People on campus for Instruction, Extracurricular Activities, and Customary School Activities on Saturdays shall utilize the underground pedestrian pathways to access the School buildings. People on campus for Instruction, Extracurricular Activities, and Customary School Activities on Saturdays shall be indoors (i.e., no congregating in Courtyards or on the Athletic Field). The hours for Instruction, Extracurricular Activities, and Customary School Activities on Saturday shall be limited to 10:00 A.M. to 4:00 P.M.

4.3 **Interscholastic Athletic Competitions.** Interscholastic Athletic Competitions shall be permitted as described below, subject to the hours of operation established by Exhibit E.

¹ On the eight (8) Saturdays when Extracurricular Activities shall be permitted for up to 100 people, 100 is the maximum number of people permitted for Instruction, Extracurricular Activities, and Customary School Activities (i.e., not 150 people).

4.3.1 Number of Interscholastic Athletic Competitions. The maximum number of regular season Interscholastic Athletic Competitions shall be limited to 98 days per Academic Year, with a maximum of 40 days of regular season Interscholastic Athletic Competitions per Academic Year on the Athletic Field.

4.3.2 Athletic Tournaments. Interscholastic Athletic Competitions shall not include interscholastic athletic tournaments, which are those Interscholastic Athletic Competitions involving more than two (2) teams or schools, and which shall be prohibited at all times.

4.3.3 Athletic Field Use for Extracurricular Activities (i.e., Practice). There shall be no use of the Athletic Field for Extracurricular Activities (i.e., practice) or Interscholastic Athletic Competitions during the fall season (the start of the Academic Year through approximately mid-November when the winter season starts) or on Saturdays and Sundays.

4.3.4 Playoffs. Archer may hold additional Interscholastic Athletic Competitions solely for home league Playoff Games in which its students are competing. The games may only occur on the allowed days and times for Interscholastic Athletic Competitions, as discussed herein (which shall not occur on a Saturday or Sunday). Notice of the Playoff Games shall be available online in a designated page or link within Archer's website and shall be provided via email to the BHA and Neighbors.

4.4 Special Events. Sixty-five (65) Special Events shall be permitted per Academic Year, subject to the limitations set forth in Exhibits E, F, and G. In addition, six (6) permitted Academic and Family Events shall be permitted Special Events, subject to the limitations set forth in Exhibits E, F, and G. Academic and Family Special Events may occur only in the Main Building (including the North Wing) and the Main Building courtyards.

4.4.1 Additional Restrictions on Special Events.

4.4.1.1 Saturday and Sunday Outdoor Limitations. There shall be no Special Events held either in the Courtyards or on the Athletic Field on either Saturday or Sunday, with the exception of the Upper School Graduation on one Saturday per Academic Year. Certain portions of the three (3) Admissions Open Houses held on Sundays (12:00 P.M. to 5:00 P.M.) may continue to be held in the Courtyards of the Main Building consistent with Archer's current practice.

4.4.1.2 Additional Weekday Outdoor Limitations. There shall be no Special Events held at either the Courtyards or Athletic Field past 6:00 P.M.

5. Vehicle Trip Caps and Peak Hour Restriction. The number of vehicles (except for school buses) arriving on campus for Special Events and Interscholastic Athletic Competitions shall be limited as set forth in Exhibit G ("Vehicle Trip Cap").

6. Vehicle Parking.

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6.1 Parking Spaces. The total number of permanent striped parking spaces to be provided on the Archer Campus shall not exceed 164 spaces. To satisfy the Los Angeles Department of City Planning and Los Angeles Department of Building and Safety parking requirements the underground parking structure may be expandable to 208 parking spaces with the use of tandem spaces.

6.2 Event Parking and Management Plan. The School shall prepare and implement an Event Parking and Management Plan discussed further in Section 8. The Plan shall include the following:

6.2.1 Egress Plan. An Egress Plan for Monday through Friday between 3:00 P.M. and 6:00 P.M. The School shall use best efforts to not utilize tandem parking spaces between 3:00 P.M. and 6:00 P.M. Notwithstanding the foregoing, provided the School has satisfied its obligation to utilize its best efforts to not utilize tandem parking in that time period, no more than 185 vehicles may be in the Underground Parking Garage at one time between 3:00 P.M. and 6:00 P.M. The Egress Plan shall also provide for staggered departures for faculty, staff, and other school personnel. An Egress Plan shall be prepared for each semester and shall be provided to the BHA/Neighbors Committee no later than 30 days before the start of each semester for review and comment.

6.2.2 Tandem Parking. Tandem parking (up to 208 vehicles) may be utilized for all Special Events with permitted guest of 300 or more.

6.2.3 Stacked Parking. "Stacked parking" (up to 251 vehicles) may be utilized for a maximum of 8 Special Events per Academic Year.

6.2.4 Traffic Control Officers. The School shall provide traffic control officers at the intersection of Sunset Boulevard and Barrington Avenue for one hour immediately following the end of the Special Event for any Special Event departures between 3:00 P.M. and 7:00 P.M.

7. Transportation Management Program. Archer shall prepare and submit a Transportation Management Program, consisting of a Trip Reduction Plan, to the City's Department of Transportation for review and approval at least 90 days before the earlier of either the Academic Year in which Archer will hold more than forty-seven (47) Special Events, or the issuance of the first Certificate of Occupancy for a building or facility authorized by the Project, whichever occurs first. In addition, the Transportation Management Program shall also be distributed to the Neighbors, BHA, and the Council Office at that time.

7.1 Average Vehicle Ridership. The Transportation Management Program shall achieve an average vehicle ridership as specified in the Planning Commission Approval ("Average Vehicle Ridership"). Compliance with the Average Vehicle Ridership requirement shall be demonstrated in the traffic counts and reporting required by Section 9.

7.2 Busing. Archer must utilize vans and/or buses, by contracting with a licensed transportation provider, and offer routes designed to transport a minimum of seventy-six percent (76%) of enrolled students on a daily basis.

8. **Event Parking and Transportation Management Plan.** Archer shall prepare and submit an Event Parking and Transportation Management Plan, to the City's Department of Transportation for review and approval at least 90 days before the earlier of either the Academic Year in which Archer will hold more than forty-seven (47) Special Events, or the issuance of the first Certificate of Occupancy for a building or facility authorized by the Project, whichever occurs first. In addition, the Event Parking and Transportation Management Plan shall also be distributed to the Neighbors, BHA, and the Council Office at that time.

8.1 **Parking Reservation System for Interscholastic Athletic Competitions and Special Events.** The Event Parking and Transportation Management Plan shall include a parking reservation system that may be modified to incorporate new technologies or techniques in parking and transportation management. The Parking Reservation System shall provide information regarding the rules regulating transportation and parking at the Archer Campus, and shall allow visitors to access the system electronically and provide off-site parking information and shuttle information as applicable. The parking reservation system shall be designed to implement the arrival vehicle limits set forth in Exhibit G for Interscholastic Athletic Competitions and Special Events. Guests seeking to attend an Interscholastic Athletic Competition or Special Event without a parking reservation (this includes vehicles, carpools, shuttles) or a Walking Pass, Bicycle Pass, or Transit Pass shall be denied access to the campus. The system shall provide off-site parking information and shuttle information as applicable to that Interscholastic Athletic Competition or Special Event. The system shall include a reporting capability so that logs can be generated regarding the issued and utilized parking reservations. The Department of Transportation may audit the parking reservation system at any time. Any audits and reports of the Parking Reservation System by the Department of Transportation shall be provided to the Council Office and shall be posted on the School website.

8.2 **Tickets for Interscholastic Athletic Competitions and Certain Special Events.** Archer shall require guests attending Interscholastic Athletic Competitions and the following categories of Special Events – music functions, performances, and visual arts functions – to obtain electronic tickets either through the parking reservation system or other electronic system. The electronic ticketing system shall include a reporting capability so that logs can be generated regarding the issued and utilized tickets. The City shall have the authority to audit the electronic ticketing system. Any audits of the electronic ticketing system by the City shall be provided to the Council Office and shall be posted on the School's website with notice to BHA and Neighbors.

8.3 **Off-Site Parking for Vehicles in Excess of the Vehicle Trip Caps.** The Event Parking and Transportation Management Plan shall provide that off-site parking for vehicles in excess of the Vehicle Trip Caps provided in Exhibit G are prohibited from parking at the Barrington Village public parking lot and on any neighborhoods streets surrounding the Archer Campus (including without limitation Chaparral Street, North Barrington Avenue, North Westgate Avenue, and North Saltair Avenue). To enforce this prohibition and to prevent visitors from attempting to circumvent the limitations by parking in areas adjacent to the Archer Campus and walking onto campus, only students, faculty, staff, other personnel and guests with a pre-issued Walking Pass, Bicycle Pass, or Transit Pass, as defined in Exhibit D, may be permitted to walk onto the Archer Campus.

8.4 Off-Site Parking for Vehicles in Excess of On-Site Parking Spaces. The Event Parking and Transportation Management Plan shall provide that for Special Events that are expected and permitted to attract more cars than spaces provided within the underground parking garage, Archer shall provide off-site parking for vehicles in excess of those limitations at the Barrington Village public parking lot and/or other locations which the School may secure. Those persons attending the Special Event shall be instructed to park in such designated off-site parking locations and a shuttle service shall be provided to transport visitors to the Archer Campus from any location other than the Barrington Village public parking lot. The off-site locations shall not include any parking on surrounding residential streets, including Chaparral Street, North Westgate Avenue, North Saltair Avenue, and North Barrington Avenue. Off-site parking for vehicles in excess of the limitations provided in Exhibit G are prohibited from parking at the Barrington Village public parking lot and on residential streets within 500 feet of the School.

9. **Traffic Counts and Reporting; Survey of Parking Reservation System.**

9.1 Initial Three Year Weekly Traffic Count and Survey.

9.1.1 After the issuance of the Certificate of Occupancy for the Underground Parking Garage, Archer shall retain an independent third party to conduct a Weekly Traffic Count and Survey for one week each semester (i.e. twice each Academic Year for three years). The BHA at its sole cost may hire a second independent third party to observe the Weekly Traffic Count and Survey. The Department of Transportation, the Council Office, the BHA, and the Neighbors shall be informed by the engineer prior to the Weekly Traffic Count and Survey to permit their observation of same. For purposes of determining traffic counts, construction vehicles shall not be included. The Weekly Traffic Count and Survey shall include the following:

9.1.1.1 Traffic counts at all campus driveways by a licensed traffic engineer, including the reason for each vehicle to be arriving on campus (e.g., faculty, staff, and other personnel; student or parent carpool; Customary School Activity; Interscholastic Athletic Competition, Special Event, etc.);

9.1.1.2 The required Average Vehicle Ridership, the busing requirement, as well as the provisions of Environmental Condition No. 66 of the Planning Commission Approval between 7:00 A.M. and 9:00 A.M.;

9.1.1.3 A survey of the Parking Reservation System, including review of the Parking Reservation System data in addition to on-site observation of cars arriving and departing the Archer Campus for Interscholastic Athletic Competitions and Special Events from 3:00 P.M. to 7:00 P.M.; and

9.1.1.4 A breakdown of modes of transportation (car, carpool, Walking Pass, Bicycle Pass, Transit Pass). The survey must also include the number of guests turned away (i.e., arrived on campus without a parking pass).

9.1.2 A copy of the Weekly Traffic Count and Survey shall be distributed to the BHA/Neighbors Committee, Council Office, and the Department of

Transportation. The Weekly Traffic Count and Survey shall demonstrate compliance with the Egress Plan in Section 6.2.1 above, the required Average Vehicle Ridership, the busing requirement, as well as the provisions of Environmental Condition No. 66 of the Planning Commission Approval; and the Vehicle Trip Caps set forth in Exhibit G.

9.2 BHA Funded Weekly Traffic Count and Survey Audit. After the completion of the three year Weekly Traffic Count and Survey, at any time within the Agreement Term, the BHA may retain an independent third party to conduct one Weekly Traffic Count and Survey for one week. The School shall be informed by the BHA prior to the Weekly Traffic Count and Survey to permit their observation of same. If the BHA Funded Weekly Traffic Count and Survey Audit demonstrate that the School is not in compliance the requirements under the Initial Three Year Weekly Traffic Count and Survey shall be reinstated.

9.3 Traffic Counts and Surveys Required After Initial Three Years.

9.3.1 Traffic Counts and Reporting. After the Initial Three Years, Archer shall retain an independent third-party to conduct annual traffic counts at all campus driveways by a licensed traffic engineer to be taken on one day of a typical five-day school week between the hours of 7:00 A.M. to 9:00 A.M. on a date not to be disclosed to Archer in advance. The BHA at its sole cost may hire a second independent third party to observe the annual traffic counts. The Department of Transportation, the Council Office, and the BHA shall be informed by the engineer prior to the taking of such traffic counts to permit their observation of same. For purposes of determining traffic counts, construction vehicles shall not be included. The results of these counts shall be distributed to the BHA/Neighbors Committee, Council Office, and the Department of Transportation. Through these traffic counts, Archer shall demonstrate compliance with the required Average Vehicle Ridership, the busing requirement, as well as the provisions of Environmental Condition No. 66 of the Planning Commission Approval. If the traffic counts demonstrate compliance for 8 years, the requirement to conduct and report traffic counts shall cease.

9.3.2 Survey of the Parking Reservation System. After the Initial Three Years, an independent traffic survey, paid for by Archer shall occur once per Academic Year for the next 5 years. The BHA at its sole cost may hire a second independent third party to observe the independent traffic survey. These surveys shall consist of a review of the Parking Reservation System data in addition to on-site observation of cars arriving and departing the Archer Campus for Interscholastic Athletic Competitions and Special Events from 3 P.M. to 7 P.M. on a Monday through Friday on a regular school day, the date of which shall be unannounced to Archer in advance. The survey shall include a count of the total number of vehicles arriving on campus from 3 P.M. to 7 P.M. including the reason for each vehicle arrival (e.g., a parent carpool, a guest arriving for a Customary School Activity, or a guest arriving for an Interscholastic Athletic Competition or Special Event, etc.). The survey must include the breakdown of modes of transportation (car, carpool, Walking Pass, Bicycle Pass, Transit Pass). The survey must also include the number of guests turned away (i.e., arrived on campus without a parking pass). An annual report shall be prepared of any audits of the Parking Reservation System by the Department of Transportation and the results of the independent traffic survey. Copies of the annual report (including any audits and the survey result) shall be provided to the Council office and Archer will also post a copy on the School's website. If the annual report

demonstrates compliance for 8 years, the requirement to conduct independent traffic survey shall cease.

10. **Neighborhood Traffic Monitoring.** Archer shall implement measures meant to provide adequate neighborhood traffic monitoring, including the following.

10.1 **Transportation Monitors.** The transportation and parking monitors employed by Archer and located at the Sunset Boulevard entrance shall instruct all buses and vehicles bringing students, faculty and staff, and guests to and from the Archer Campus of the transportation and parking rules and regulations including that parking on all residential streets surrounding the School, including Chaparal Street, North Westgate Avenue, North Saltair Avenue, and North Barrington Avenue, is prohibited. These monitors shall observe and report any violations of the rules regulating transportation and parking on the Archer Campus, including any off-campus drop-offs or pick-ups and the license plate numbers of the violating vehicles, to the School administration. All violations shall be included in a Transportation Management Compliance Report to be submitted annually to the Council Office and BHA/Neighbors Committee as required by the Planning Commission Approval.

10.2 **Notice of Restrictions.** Prior to the commencement of each Academic Year, Archer shall deliver written notice to all parents, students, faculty, staff, and reasonably anticipated visitors to the Archer Campus, that neither they nor anyone transporting them shall park anywhere off campus for any School Operations, including, but not limited to, dropping-off or picking-up students except when the School provides an off-site location for parking as permitted per Section 8.4.

10.3 **North Westgate Avenue / Chaparal Street Traffic Egress Plan Preparation and Distribution.** Archer shall prepare and distribute a Traffic Egress Plan to all reasonably anticipated visitors and parents to instruct vehicles not to exit the Archer Campus onto Sunset Boulevard and then turn north onto Saltair Avenue and Westgate Avenue from Sunset Boulevard to access Barrington Avenue. Two or more transportation and parking monitors in distinctive attire (orange vests) shall be located at the Sunset Boulevard entrance Monday through Friday from 7:00 A.M. to 7:00 P.M. and during the hours of all Special Events to monitor compliance with rules regulating School transportation and parking and shall report any violations of the rules to the School administration. In addition, there shall be a monitor located at the corner of Sunset Boulevard and Westgate Avenue during departures from Interscholastic Athletic Competitions and Special Events departing between 3:00 P.M. and 7:00 P.M. Violations shall be included in the Transportation Management Compliance Report to be submitted annually for eight years to the Council Office and BHA/Neighbors Committee as required by the Planning Commission Approval. A map of the locations where the parents, students and visitors are precluded from parking shall be posted on Archer's website and community webpage and be distributed as part of the Transportation Management Program.

11. **Noise Mitigation.** Archer shall employ the measures discussed below to reduce the impacts of noise from School Operations.

11.1 **North Garden Use.** The North Garden may only be used as a transition area between the Underground Parking Garage, or any other parking area, and any other School

facilities and as an outdoor space for daytime reading, studying, and similar passive activities similar to the quiet area of a library. The School shall incorporate additional sound attenuating features (e.g., sound barriers or other architectural features) to reduce noise from use of the School in the surrounding community. The School shall consult with the owner of the property at 11840 Chaparal regarding any sound attenuating features (e.g., sound barriers or other architectural features).

11.2 Signage and Door Alarms. Signage and door alarms shall be installed to discourage or prevent non-emergency use of the emergency stairs to the Chaparal Street front and rear yards from the Underground Parking Garage.

11.3 Underground Passageway Use. Archer shall require all faculty, staff, students and visitors to use the Project's Underground Passageway when accessing the Multipurpose Facility, Main Building, and the Performing Arts Center from the Underground Parking Garage after 6:00 P.M. on Monday – Friday; notwithstanding the forgoing, the Underground Passageway shall not be required to be used until after 7:00 P.M. Monday – Friday for 41 Special Events. Archer shall require all faculty, staff, students and visitors to use the Project's Underground Passageway when accessing the Multipurpose Facility, Main Building, and the Performing Arts Center from the Underground Parking Garage on Saturdays; notwithstanding the foregoing, the Underground Passageway shall not be required to be used on Saturdays for guest arrivals for performances in the Performing Arts Center (the Underground Passageway is required to be used for all guest departures on Saturdays). Use of the Underground Passageway on Sundays is required. The restrictions on use of the Underground Pedestrian Pathway shall not apply to incidental use by students, faculty, and staff transitioning in these areas. Archer shall install design and/or structural treatments to ensure that the Underground Passageway is used during the specified times; measures shall include staff, signage, temporary rope lines, stanchions, or other additional strategies.

11.4 Athletic Field Seating. Archer shall limit seating on field bleachers to no more than one-hundred twenty-two (122) seats for the soccer field and sixty (60) seats for the softball field. The field bleachers may only be used during Interscholastic Athletic Competitions and are not anticipated to be filled at capacity. Archer shall include a provision in its student handbook and post signs near the bleachers prohibiting students from congregating on the bleachers except during Interscholastic Athletic Competitions.

11.5 Transformer and Generator on Chaparal. Any transformer or generator located in the Chaparal Street front or side yards shall be enclosed to limit the impacts from noise generated therefrom.

11.6 Noise Barriers at 11840 Chaparal. In addition to landscaping, Archer shall coordinate with the owner of the property at 11840 Chaparal to obtain their input on the design of a noise barrier to provide additional noise reduction, provided that the design of such barrier is reasonably satisfactory to the owner and to Archer, and that City approval for such construction is obtained. Provided that City approval is obtained, the barrier shall be constructed on the School's western property boundary with 11840 Chaparal Street, Los Angeles, CA 90049 within 180 days of City approval of the noise barrier.





11.7 Landscaping Buffers. Archer and Neighbors shall work together, and with the City, to evaluate and recommend the types of plants to be included in the landscaping buffers in the Chaparal Street front and side yards and Barrington Street side yards that are adjacent to residential properties.

11.8 Barrington Parcel. The Barrington Parcel shall not be used for vehicular access to or from the Archer Campus during permanent School Operations.

12. Permitted Construction and Required Mitigation.

12.1 Construction Duration. The cumulative number of months of construction duration, other than Preconstruction Activities² and Post-construction Activities³, shall not exceed thirty-six (36) months from the date construction commenced pursuant to a building permit. The cumulative construction duration shall not include delays caused by extraordinary events such as major earthquakes, civil unrest, failure to obtain delivery of ordered materials due to a port closure or commodity shortages, extraordinary weather such that construction is not physically possible despite the School's best efforts and shall not include labor disputes with respect to the Project, traffic, normal variations in weather, failure of workers to show up for work, untimely ordering of supplies or other typical delays that major construction projects experience. No construction shall take place during a Force Majeure event, and Archer shall provide notices to BHA and the Neighbors specifying the periods of a Force Majeure event so that the three years may be appropriately tolled. BHA and Neighbors shall be notified within five (5) days after issuance of the first building permit.

12.2 Construction Vehicle Access and Staging. All construction vehicles shall access the Archer Campus via Sunset Boulevard, Chaparal Street, and Barrington Avenue. All equipment and materials shall be staged on the Archer Campus. Truck staging shall occur on the Archer Campus and no staging shall occur on residential streets. During the heaviest periods of construction activity (e.g. excavation and haul and concrete work) truck staging may occur off-site at a designated truck staging area near the Project Site. Under this circumstance, trucks shall be radioed in from the designated off-site staging area to stagger arrival of trucks to the Project Site.

12.3 Construction Parking. The School shall develop and implement a Construction Parking Plan to identify on- and off-site parking locations for construction personnel, which will vary depending on the progress of the construction. The details of the Construction Parking Plan shall be submitted to the Department of Transportation for its

² As set forth in Planning Commission Approval Condition 29.a.ii, examples of Preconstruction Activities may include improvements necessary for fire safety and access, interior abatement of existing buildings prior to demolition, installation of campus electrical service upgrade, and site preparation.

³ As set forth in Planning Commission Approval Condition 29.a.ii, examples of Post-construction Activities may include interior finishing work, exterior painting, and exterior hardscape and landscape improvements following issuance of the certificate of substantial completion by the Project architect.

approval 30 days prior to commencement of construction activities. The School shall concurrently provide a copy of the Construction Parking Plan to the Council Office.

12.3.1 Construction Parking Plan Components. Components of the Construction Parking Plan shall include: a) provisions to ensure that construction personnel shall not: i) park on residential streets within 500 feet of the School; ii) north of Sunset Boulevard; or iii) in the Barrington Village public parking lot; b) the location of designated off-site parking and methods of transportation to and from the School; c) restrictions regarding the number of construction personnel vehicles that shall be permitted to park on-site; and d) transportation and parking monitors employed by Archer to assist with egress from the Archer Campus.

12.3.1.1 Restrictions Regarding Construction Personnel Vehicles. The restrictions regarding the number of construction personnel vehicles shall provide that: a) the number of construction personnel vehicles permitted to park on-site shall be restricted by the progress of the construction, the type of construction activities, the School's on-site parking needs, and the number of vehicles estimated for construction personnel; and b) the total number of vehicles generated Monday through Friday between 3:00 P.M. and 7:00 P.M. from both construction personnel vehicles and guests arriving for and departing from Interscholastic Athletic Competitions and/or Special Events shall be consistent with the restrictions included in Exhibit G (i.e., construction personnel vehicles and guests arriving for and departing from Interscholastic Athletic Competitions and/or Special Events are collectively subject to the "trip caps" in Exhibit G).

12.3.1.2 Construction Egress Plan. The School shall prepare and implement a Construction Egress Plan for Monday through Friday between 3:00 P.M. and 7:00 P.M. The Construction Egress Plan shall provide for staggered departures for construction personnel, faculty, staff, and other school personnel during construction. The Construction Egress Plan shall be provided to the BHA/Neighbors Committee.

12.3.2 Construction Personnel With On-Site Vehicles. The Construction Parking Plan shall provide that these on-site parking restrictions shall not apply to construction personnel who must utilize their vehicles on-site to perform their work. Construction supervisorial, administrative, or inspection personnel shall be permitted to park on-site during all phases of construction.

12.4 Portable Toilets. Any portable toilets shall be located a minimum of fifty (50) feet from residential properties.

12.5 Documentation of Existing Conditions. Prior to the commencement of construction of the Project, Archer shall retain an expert reasonably acceptable to Archer and the Neighbors to document the existing conditions of residential structures immediately adjacent and abutting the Archer Campus (as shown on Exhibit B), including the foundations and walls, using reasonable and customary methods. Archer shall again cause inspection and documentation of such residential structures subsequent to completion of construction. If the construction expert identifies any damage to residences due to the construction of the Project, Archer shall pay for reasonable and customary repairs necessary to remedy the damage.

12.6 Window Cleaning and Exterior House Cleaning. During the construction period, Archer shall pay for window cleaning for all residents within a 500-foot radius of construction of the Project at least once a quarter for residents who request window cleaning. At the end of each Phase, Archer shall pay for the cleaning of the exterior of the residences and any repainting made necessary by that cleaning for the Neighbors if Neighbors request cleaning and/or repainting.

12.7 Cleaning of Construction Equipment. All construction equipment and haul trucks shall be cleaned, watered and/or covered before leaving the Archer Campus to prevent excessive amounts of spillage or dust. Any material spilled on streets adjacent to the property shall be removed immediately by the construction contractor.

12.8 Traffic and Parking Plans Preparation and Distribution. Archer shall prepare and distribute a Worksite Traffic Control Plan, a Traffic Management Plan, and a Construction Parking Plan to the Council Office and the BHA/Neighbors Committee prior to commencement of any construction activities.

12.8.1 Construction Parking Plan. The Construction Parking Plan shall identify parking locations for School employees and construction workers, and require monitoring to ensure no parking is occurring at prohibited locations.

13. Information to Be Provided to BHA and Neighbors. Archer shall provide the information specified herein to both BHA and Neighbors in the manner provided for herein.

13.1 Private School Affidavit. In compliance with Section 3.2.1, above, Archer shall provide a copy of any Private School Affidavit to both BHA and Neighbors.

13.2 Submittals to City. As conditioned by the Planning Commission Approval, Archer may be required to submit to the City, from time to time, certain information pertaining to compliance with the Planning Commission Approval or any other City approval for the Project, including, but not limited to, traffic counts and enrollment reports. To the extent any such submittals are provided to City, Archer shall also provide them and any copies or other supporting materials to BHA and Neighbors within fifteen days of submittal to City.

13.3 Special Events Calendar. In addition to those requirements in the Planning Commission Approvals, Archer shall prepare and submit to Neighbors and BHA, forty-five (45) days prior to the start of each Academic Year, a written schedule of all Special Events scheduled to occur during that Academic Year. The written schedule must include, at a minimum, the event name, date, time, attendance, and anticipated number of vehicles per event.

14. BHA/Neighbors Committee. The BHA/Neighbors Committee shall be established and maintained by the Parties to facilitate communication between the Parties, use its best efforts to resolve disputes between the Parties, and facilitate implementation of the provisions of the Planning Commission Approval and this Agreement. In this capacity, the BHA/Neighbors Committee shall, among other things, periodically review all of the conditions and measures outlined in this Agreement and shall determine whether Archer is satisfying the requirements.

14.1 **Membership.** The BHA/Neighbors Committee shall have six (6) members, consisting of two (2) members appointed by Archer, one of which must be Archer's Director of Operations; two (2) members appointed by BHA; and Eric and Thelma Waxman and John and Jolie Whitesell. The Director of Operations shall attend at least one meeting of the BHA/Neighbors Committee each academic year. If the School or a person affiliated with the School acquires one or both of the Neighbor properties, the BHA shall appoint another property owner(s) within 1,000 feet of the School to the BHA/Neighbors Committee subject to Archer's approval, which shall not be unreasonably withheld.

14.2 **Regular Meetings.** Unless otherwise agreed to by the Parties, the BHA/Neighbors Committee shall meet twice per year. Unless otherwise agreed to by the Parties, the BHA/Neighbors Committee shall meet quarterly during construction of the Project. All meetings shall take place in Archer's administrative offices, except that the BHA/Neighbors Committee may change the time, place, and date of any meeting provided that all members receive notice of the new time, place, and date at least thirty (30) days prior to the rescheduled meeting. Notwithstanding the foregoing, any BHA or Neighbor representative may elect to participate telephonically in the meeting. The BHA/Neighbors Committee shall have a secretary, who shall give written notice to all members not less than ten (10) days prior to the date of each scheduled meeting of the BHA/Neighbors Committee. Nothing in this Agreement precludes the BHA/Neighbors Committee meetings from being held concurrently with the Neighborhood Liaison Meeting required under Planning Commission Determination, Condition of Approval 30 or other meetings held by Archer.

14.3 **Special Meetings.** Any member of the BHA/Neighbors Committee may call a special meeting of the BHA/Neighbors Committee. The member or members seeking to schedule a special meeting shall deliver written notice of such special meeting to all members of the BHA/Neighbors Committee not less than seven (7) days in advance of the special meeting. The BHA/Neighbors Committee members may, by unanimous written consent, waive notice of any special meeting.

14.4 **Community Fund.** The BHA/Neighbors Committee shall establish a bank account (the "Community Fund") to hold any liquidated damages paid by the School pursuant to Section 15. If the School makes payments into the Community Mitigation Fund, the BHA/Neighbors Committee shall use the first \$100,000 of such funds to initiate visual and noise measures for neighbors adjacent to the School. If funds remain in the Community Mitigation Fund, then the BHA/Neighbors Committee shall spend remaining funds on reasonable traffic measures to benefit the Brentwood community in the vicinity of the School, which shall include the geographic boundaries of the BHA plus improvements along Sunset Boulevard as far west as Mandeville Canyon. The BHA/Neighbors Committee shall not use any funds in the Community Fund to pay for (or to reimburse Archer for) any obligation imposed upon Archer by this Agreement, the Planning Commission Approval, or any other City approval governing the Project, or to pay for any legal fees or other BHA/Neighbors expenses in connection with this Agreement. The BHA/Neighbors Committee shall not use any funds in the Community Fund to pay for mitigation measures for other institutions in BHA's boundaries. .

15. **Default and Events of Default.** The failure of any Party to comply with the obligations, restrictions, or other limitations contained in this Agreement, the Planning

Commission Approval, or any other conditional use permit or other City approval for the Project shall constitute a default ("Default"). Default shall also include the occurrence of any of the following events, which shall be deemed an "Event of Default" by Archer:

- (a) Archer's student enrollment exceeds the Maximum Enrollment (i.e. 518 students),
- (b) the number of vehicles arriving at the Archer Campus for Interscholastic Athletic Competitions or Special Events exceeds the Vehicle Trip Caps,
- (c) the Average Vehicle Ridership or busing requirement is not achieved,
- (d) provided Archer has utilized its best efforts pursuant to Section 6.2.1 above, the number of vehicles in the Underground Parking Garage between 3:00 P.M. to 6:00 P.M. Monday through Friday exceeds 185 in violation of the Egress Plan; or
- (e) other than Preconstruction Activities and Post-construction Activities construction of the Project exceeds the thirty-six (36) month limitation as defined in Section 12.1.

15.1 Remedies for BHA and Neighbors. Except for the liquidated damages provided for herein, the sole and exclusive remedy available to BHA and Neighbors for a Default or Event of Default by Archer is to seek specific performance of Archer's obligations from a court of competent jurisdiction. In no event shall this Agreement be terminated as the result of any Event of Default by Archer under this Agreement. If the BHA or the Neighbors believe that a Default or Event of Default has occurred, the BHA or the Neighbors must provide the School with written notice specifying the compliance issue. If the BHA or the Neighbors have provided the School with written notice and the School has (i) failed to cure such breach within thirty days of receipt of such written notice, or (ii) if such breach cannot reasonably be cured within such thirty-day period, has failed to commence to cure such breach within such thirty-day period and thereafter has failed to diligently and continuously pursue such cure to completion, either BHA or the Neighbors may pursue the remedies set forth in this Section 15, and nothing in this Section 15.1 affects the liquidated damages provisions set forth in this Section 15. However, this requirement shall not apply in the event the same condition is breached more than three times per year. BHA and the Neighbors expressly waives any claim for consequential, punitive, exemplary, actual, special, incidental or other damages against Archer.

15.2 Remedies for School. In the event of any Default by BHA, Neighbors, or the BHA/Neighbors Committee, Archer's sole remedy is to seek specific performance from a court of competent jurisdiction. If Archer believe that a Default or Event of Default has occurred, Archer must provide the BHA or the Neighbors with written notice specifying the compliance issue. If Archer has provided the BHA or the Neighbors with written notice and the BHA or the Neighbors has (i) failed to cure such breach within thirty days of receipt of such written notice, or (ii) if such breach cannot reasonably be cured within such thirty-day period, has failed to commence to cure such breach within such thirty-day period and thereafter has failed to diligently and continuously pursue such cure to completion, Archer may pursue the remedies set forth in this Section 15. However, this requirement shall not apply in the event the same condition is breached more than three times per year. In no event shall Archer be entitled

to receive, nor shall it seek any monetary damages, from BHA or Neighbors for any Default. Archer expressly waives any claim for consequential, punitive, exemplary, actual, special, incidental or other damages against BHA or Neighbors. In no event shall this Agreement be terminated as the result of any Default by BHA or Neighbors under this Agreement.

15.3 Liquidated Damages. The following, determined by the Parties to be reasonable, are the damages to be paid by Archer in the event of an Event of Default. The Parties agree and acknowledge that it would be impractical and extremely difficult to fix the damages that BHA and Neighbors might suffer if an Event of Default results in any of the liquidated damages described in this Section 15.3, and that the liquidated damages amounts are intended as a reasonable estimate of the detriment to BHA and Neighbors in the respective cases of such Event of Default, and are not intended as a forfeiture or penalty, including without limitation, a forfeiture or penalty under California Civil Code Sections 3275 or 3369. Archer's initials below indicate its understanding and agreement that such liquidated damages are reasonable.

Archer's Initials: 

15.3.1 Maximum Enrollment. Should the Maximum Enrollment (i.e., 518) be exceeded, Archer will pay an amount equal to fifty percent of the then-current annual full tuition for each student enrolled in excess of the permitted number into the Community Mitigation Fund. In addition, the School shall reduce the enrollment the next Academic Year so the School is in compliance with the Maximum Enrollment.

15.3.2 Vehicle Trip Cap. If Archer violates the Vehicle Trip Cap for any Special Event or Interscholastic Athletic Competition, Archer shall pay \$500.00 (increased by 3% each year) for each vehicle in excess of those restrictions. These damages, if any, shall be paid by Archer to the Community Mitigation Fund.

15.3.3 Average Vehicle Ridership. If the required traffic counts or audits/surveys show that Average Vehicle Ridership or busing requirement has not been achieved, Archer shall pay into the Community Mitigation Fund \$500.00 (increased by 3% annually) for each trip resulting in a violation of the Average Vehicle Ridership or busing requirement.

15.3.4 Egress Plan. If the number of vehicles in the Underground Parking Garage between 3:00 P.M. to 6:00 P.M. Monday through Friday exceeds 185 in violation of the Egress Plan, Archer shall pay into the Community Mitigation Fund \$1,000.00 (increased by 3% annually) for each day resulting in violation.

15.3.5 Construction Period. Other than Preconstruction Activities and Post-construction Activities, if Archer exceeds the permitted thirty-six (36) month construction period as defined in Section 12.1 above, the following procedure and penalties shall apply for each week of construction over the permitted construction period:

- a) There shall be a grace period for the first thirty (30) days following the end of the permitted construction period during which no penalties shall apply;



- b) Starting with week 5 after the permitted construction period, the penalty shall be \$30,000 per week for week 5 through week 8;
- c) Starting with week 9 after the permitted construction period, the penalty shall be \$50,000 per week for week 9 through week 12; and
- d) Starting with week 13 after the permitted construction period and for each week thereafter, the penalty shall be \$75,000 per week.

Any proceeds shall be held in an interest bearing trust account and shall be used exclusively for visual, noise and traffic mitigation to benefit the neighborhood immediately adjacent to the School and approved by the Neighbors and BHA. The penalties may be used to pay for additional enhancements to sound barriers along the School's perimeter.

16. **Acknowledgment of Rights Vested Under Conditional Use Permit.** The Parties hereby agree that any vested rights conferred by the Los Angeles Municipal Code upon Archer's submittal of the applications for the Project do not include additional rules and regulations agreed upon between private parties, which shall apply to the Project in addition to any such vested rights.

17. **Non-Opposition and Support.** After execution of the Agreement, as consideration for Archer's entering into this Agreement, BHA and the Neighbors shall not oppose the Project. Non-opposition of the Project shall include: withdrawal of appeals of the City Planning Commission determination by BHA and Neighbors; support of the Project as modified, including the conditions of approval negotiated as part of this Agreement; public endorsement of the Project at City hearings and meetings including the Los Angeles Planning and Land Use Management Committee and the Los Angeles City Council by Neighbors; and limiting any comments on the Project approvals or the Project's Environmental Impact Report to those consistent with the Agreement. Further, BHA and Neighbors agree to not seek additional conditions upon, oppose or otherwise criticize the Project, either orally or in writing, or support, directly or indirectly, any litigation or similar challenge to the Project or otherwise litigate the approvals. Notwithstanding the foregoing, it is understood that BHA, in its sole discretion, has no position on the Sunset Educational Corridor Association included as Condition 35 in the Planning Commission Approval.

18. **Waivers and Releases**

18.1 **Waiver of Appeal, Non-Opposition, and Covenant Not to Sue.** BHA and the Neighbors hereby irrevocably waive any and all rights to challenge or appeal any of the approvals or permits related to the Project. Nor shall BHA and Neighbors hereafter oppose, challenge, or seek to hinder in any way whatsoever, whether by litigation, public opposition, petition to government authorities, or otherwise, the Project. Nothing in this paragraph shall be deemed to waive the rights of any party to petition for specific performance as provided in Section 15 above.

18.2 **No Waiver of Rights to Enforce City Approvals.** Notwithstanding anything to the contrary in this Agreement, nothing in this Agreement shall limit or restrict the right of either BHA or the Neighbors to apply to the City of Los Angeles to: (a) cause the City of

Los Angeles to enforce the terms and conditions of the City's approval of the Project or (b) seek a revocation of the City's approvals for the Project as a result of a material breach by Archer of the requirements of the City's approvals.

18.3 Limitation on Waiver by any Party. No waiver by any Party of any Default of any event, circumstance or condition shall constitute a waiver of any other Default of the other Party or of any other such event, circumstance or condition. No failure or delay by any Party to exercise any right by reason of any other Default shall prevent the exercise by the other Party of such right while the defaulting Party continues to be in Default, and no waiver of a Default shall operate as a waiver of any other Default or as a modification of this Agreement.

19. Term of Agreement. The Term of the Agreement shall be 20 years from the date the Agreement is recorded.

20. Benefited Parties. There are no third party beneficiaries of this Agreement or any portion thereof. Only the Parties, or any of their successors or assigns, shall have the power to enforce this Agreement. The Neighbors shall not assign any rights under this Agreement to any person other than a purchaser of their home. However, Archer shall not obtain any rights under this Agreement should Archer purchase one or both of Neighbors properties. All of the rights and obligations under this Agreement with respect to BHA and the Neighbors are several, not joint, and this Agreement may be enforced by either BHA or the Neighbors and enforced against BHA or the Neighbors or both, as applicable.

21. Notices. Any notices, requests, demands, or other communications required or permitted by the terms of this Agreement shall be provided in writing by certified mail, return receipt requested, at the address of the respective Parties as specified below or at any other such address as may be later specified by the parties hereto in writing:

To Archer: Elizabeth English
Head of School
11725 Sunset Blvd
Los Angeles, CA 90049
e: eenglish@archer.org
p. 310-873-7003

With a copy to: Beth Gordie
Latham & Watkins LLP
355 South Grand Avenue
Los Angeles, CA 90071-1560
e: beth.gordie@lw.com
p. 213-891-8369

To BHA: Raymond Klein or President
c/o Brentwood Homeowners Association
P.O. Box 49427
Los Angeles, CA 90049







e. info@brentwoodhomeowners.org

To Neighbors: Thelma and Eric Waxman

22. **Attorneys' Fees.** In any proceedings arising from the enforcement of this Agreement or because of an alleged breach or default hereunder, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees incurred during the proceeding. The "prevailing party" shall mean the party who, in light of the issues litigated and the court's decision on such issues, receives a more favorable outcome.

23. **Recordation.** Within ten (10) business days following the earlier of: (1) the date all litigation challenging the Project approvals has been resolved, notice of which shall be provided to BHA and Neighbors; or (2) commencement of construction and/or operations under the Project approvals. Archer shall record this Agreement in the Official Records of the County Recorder of the County of Los Angeles. . This Agreement shall run with the land owned by Archer.

24. **Construction, Choice of Law, and Venue.** The terms of this Agreement are the product of arms-length negotiations between the Parties, with assistance from their respective counsel of choice, and no provision shall be construed against the drafter thereof. This Agreement shall be governed by and construed in accordance with the laws of the State of California. The venue for any disputes concerning this Agreement shall be in Los Angeles County.

25. **Partial Invalidity.** In the event that any provision of this Agreement, or part thereof, is found to be prohibited by law or is otherwise held invalid or unenforceable, such provision, or part thereof, shall be ineffective only to the extent of such prohibition or invalidity and shall not invalidate or otherwise render ineffective any or all of the remaining provisions, or parts thereof, of this Agreement.

26. **Certified Resolutions.** Concurrently with the execution of this Agreement, Archer and BHA shall exchange certified copies of resolutions of their respective Board of Directors or Board of Trustees, as appropriate, which specifically authorize the execution of this Agreement.

27. **Subsequent Revisions.** Within 30 days of the City Council approval of the Project, the Parties shall work in reasonable good faith to execute any minor amendments to the Agreement to effectuate the Parties intent, to correct any inconsistencies within the Agreement, incorporate provisions from the City Council approval, or typographical errors. However, this Agreement does not contemplate any changes to the extent that the City Council would grant any additional rights to Archer above those set forth in this Agreement, or would otherwise be less restrictive than the Agreement. In the event of litigation challenges against the Project and/or any actions resulting therefrom ("Litigation Consequences"), the Parties shall meet and confer and once again act in reasonable good faith to execute any amendments to the Agreement that

may be desirable to the Parties based on such Litigation Consequences. However, this Section does not require the Parties to make any changes to the Agreement.

28. **Entire Agreement.** This Agreement: (a) constitutes the entire agreement between the Parties concerning the subject matter hereof, and (b) shall not be modified except by an amendment executed by the Parties.

29. **Exhibits.** The following Exhibits attached hereto are incorporated herein by this reference and made a part hereof:

Exhibit "A" Planning Commission Approval

Exhibit "B" Boundaries of Project

Exhibit "C" Brentwood Homeowners Association Boundaries

Exhibit "D" Definitions

Exhibit "E" Hours of Operation

Exhibit "F" Permissible Number, Dates, Times, and Attendance for Special Events


Exhibit "G" Vehicle Trip Caps


30. **Counterparts and Execution.** This Agreement may be executed in counterparts which, taken together, shall constitute one and the same agreement. This Agreement may also be executed and/or delivered by facsimile and/or email transmission and in such event all facsimile and/or email signatures shall be deemed originals for all purposes hereof.

{Signatures on next page}

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year hereinabove written.

"Waxman"



ERIC WAXMAN


THELMA WAXMAN

"Whitesell"



JOHN & JOLIE WHITESELL

"BHA"


BRENTWOOD HOMEOWNERS ASSOCIATION

By: 

Name: Raymond Klein 4:51pm
Title: President

"Archer"

THE ARCHER SCHOOL FOR GIRLS

By: 

Name: Rick Benfield
Title: Director of Finance & Operations
on behalf of The Board of Trustees

 
RMH

Exhibit A

Planning Commission Approval



LOS ANGELES CITY PLANNING COMMISSION

200 N. SPRING STREET, ROOM 272, LOS ANGELES, CALIFORNIA, 90012-4801

(213) 978-1300

<http://cityplanning.lacity.org/>

Determination Mailing Date: MAY 13 2015

CASE NO. CPC-2014-666-VCU-ZAA-SPR

CEQA: ENV-2011-2689-EIR

Location:

11725 W. Sunset Boulevard,
11728 W. Chaparral Street, and
141 N. Barrington Avenue

Applicant: The Archer School for Girls,
Inc. (Elizabeth English)

Council District

11 – Mike Bonin

Representative Latham & Watkins, LLP;
Beth Gordie/Cindy Starrett

Plan Area:

Brentwood – Pacific Palisades

Request(s)

Vesting Zone Change, Zoning
Administrator's Adjustment,
Site Plan Review

At its meeting on April 23, 2015, the following action was taken by the City Planning Commission:

1. **Certified** it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. 1 and Errata No. 2, comprising ENV-2011-2689-EIR, (State Clearinghouse No. 2012011001); and **Adopted** the accompanying Mitigation Monitoring Program and the related Environmental Findings and Statement of Overriding Considerations as the environmental clearance for the Proposed Project;

2. **Approved a Vesting Conditional Use** to permit the continued use, operation and maintenance of an educational institution in the R3-1 and RE11-1 zones to permit the implementation of the Archer Forward: Campus Preservation and Improvement Plan, subject to the attached conditions of approval;

Pursuant to LAMC Section 12.24 F (Conditional Use Conditions of Approval), the height and area regulations required by other provisions of the LAMC governing shall not apply to this Conditional Use approval, and this grant shall permit the Project as proposed and refined subject to the attached conditions of approval;

This grant shall supersede and replace the previous Conditional Use Permit and Plan Approvals for the Archer School, ZA-1998-158-CUZ-ZV, ZA-1998-158-CUZ-ZV(PA1), ZA-1998-158-CUZ-ZV(PA2), ZA-1998-158-CUZ-ZV(PA3), ZA-1998-158-CUZ-ZV (PA4) and CF 98-2181;

3. **Approved Determinations** pursuant to LAMC Section 12.24 F. Conditions of Approval, to permit the following height and area modifications:
 - a. A height of 41 feet, 4 inches, with a roof slope of 25 percent, for the North Wing Renovation, in lieu of the maximum height limit of 36 feet otherwise permitted by Section 12.21.1 of the LAMC;
 - b. A height of 36 feet, plus 10 feet to include the sunken North Garden (a total of 46 feet), with a roof slope of less than 25 percent, for the Multipurpose Facility in lieu of the height limit of 30 feet otherwise permitted by Section 12.21. of the LAMC;
 - c. For projections and encroachments into yards for soccer goals, sports netting, bleachers, and additional minor projections on the Project Site;
4. **Disapproved a Determination** without prejudice, as the Project no longer proposes the Aquatics Center; pursuant to LAMC Section 12.24 F. Conditions of Approval, to permit the following area modification:
 - a. A zero side yard setback from the northerly property line for the lot currently located at 141 North; Barrington Avenue to accommodate an enclosed Aquatics Center, in lieu of the minimum 20-foot side yard otherwise required by Section 12.21.C.3b of the LAMC;


5. **Approved Adjustments** pursuant to LAMC Section 12.28, to modify the following height regulations for fences, gates, and walls:
 - a. For up to eight feet in height within the required front yards along Chaparal Street and Barrington Avenue in lieu of the three and a half feet otherwise permitted in the front yard;
 - b. For up to eight feet in height within the side and rear yards along Chaparal Street, the side yard along Sunset Boulevard, and the side yard along Barrington Avenue, in lieu of the six feet otherwise permitted in the side and rear yards;
6. **Approved Site Plan Review** for a project which results in an increase of 50,000 gross square feet or more of non-residential area, subject to the attached conditions of approval;
7. **Adopted** the attached Findings;
8. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
9. **Advised** the Applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Dake-Wilson
Seconded: Ambroz
Ayes: Ahn, Cabildo, Choe, Katz, Mack
Absent: Perlman, Segura

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: Any aggrieved party may appeal the decision of the Los Angeles City Planning Commission to the Los Angeles City Council within 15 days of this determination. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, CA 90012, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

FINAL APPEAL DATE: MAY 28 2015

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval and Findings
City Planner: Elva Nuño-O'Donnell and City Planning Associate: Adam Villani

The Statement of Environmental Impacts, Findings and Mitigation Measures; Statement of Overriding Considerations, Mitigation Monitoring Program and Errata No. 1 and Errata No. 2 are located in administrative files ENV-2011-2689-EIR and CPC-2014-666-VCU-ZAA-SPR, and are available upon request.

CONDITIONS OF APPROVAL

A. Vesting Conditional Use Conditions, Sec. 12.24 U, LAMC.

Notwithstanding any other provisions of the LAMC to the contrary, the School shall be permitted subject to the following conditions of approval:

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plans and elevations labeled Exhibit A, stamped, signed and dated April 1, 2015, attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the conditions of approval.
2. **Floor Area.** The total building floor area on the subject property shall be calculated pursuant to the Floor area definition contained in Section 12.03 of the LAMC, and shall be limited to 150,262 square feet as follows:
 - a. Main Building: 54,107 square feet.
 - b. North Wing: 30,400 square feet.
 - c. Multipurpose Facility: 39,330 square feet.
 - d. Performing Arts Center: 19,025 square feet.
 - e. Visual Arts Center: 7,400 square feet.
3. **Use.** The use of the subject property shall be limited to a private school for girls, grades 6 to 12, with a maximum enrollment of 518 students. The authorized use shall be conducted at all times with due regard for the residential character of the surrounding area and the right is reserved to the City Planning Commission to impose additional corrective conditions if, in its opinion, such conditions are necessary for protection of persons using the school or residents of the area.
4. **Faculty and Staff.** The total number of faculty, staff and other school personnel shall be limited to a maximum of 132 personnel.
5. **Phased Development.** Construction shall occur in the following phases: 1) North Wing Renovation concurrent with Phase 1: Underground Parking Structure, Multipurpose Facility, and new regulation-sized soccer and softball field; and 2) Phase 2: Performing Arts Center and Visual Arts Center. These phases are permitted to overlap in consideration of expediting construction schedules.
6. **Access.** Primary ingress and egress shall be limited to the Sunset Boulevard east and west driveways, with secondary/emergency access from Chaparal Street. Upon issuance of the final certificate of occupancy for the final building in Phase 2 development, no vehicular access into the Archer Campus shall be permitted to and from the school campus from 141 N. Barrington Avenue. Access shall be permitted by school administrative and maintenance staff.
7. **Historic Resources.** All construction on the property shall be subject to design approval by the Office of Historic Resources.

- a. The design of the North Wing Renovation shall be approved by the City of Los Angeles Office of Historic Resources and shall meet the Secretary of Interior's Standards for Rehabilitation to the extent required.
 - b. Any proposed maintenance or rehabilitation of the original portion of the Main Building shall comply with the Secretary of the Interior's Standards for Rehabilitation.
 - c. The proposed installation of the infiltration system within the front lawn shall be approved by the City of Los Angeles Office of Historic Resources.
8. **Height.** The height of all proposed school buildings and structures on the subject property shall not exceed the following maximum heights as conditioned herein and defined by Section 12.03 the Los Angeles Municipal Code:
 - a. Main Building: 41 feet, 0 inches.
 - b. North Wing: 41 feet, 4 inches.
 - c. Multipurpose Facility: 36 feet above grade plus 10 feet below grade (46 feet total height).
 - d. Performing Arts Center: 36 feet.
 - e. Visual Arts Center: 30 feet.
9. **Setbacks.** The following area setbacks shall be observed:
 - a. Multipurpose Facility: 25 feet.
 - b. Performing Arts Center: 25 feet front yard, 20 feet side yard.
 - c. Visual Arts Center: 25 feet rear yard, 20 feet side yard.
10. **Seating.**
 - a. The Multipurpose Facility: The maximum number of permanent retractable seats in the Upper School gymnasium shall not exceed 650, and 180 for the Lower School gymnasium.
 - b. Performing Arts Center: The maximum number of fixed seats shall not exceed 395.
 - c. Notwithstanding 10a and 10b above, the maximum occupancy of the buildings referenced therein shall not exceed the number established by the Fire Department and shall be so posted.
 - d. Athletic Field Bleachers: Portable bleachers shall provide seating that shall not exceed a maximum of 182 persons.
11. **Mechanical Equipment.** All mechanical equipment on the roof of new buildings, such as air conditioning units and other related equipment, shall be fully screened from view of adjoining lots, or public right-of-way.
12. **Use Restrictions.**
 - a. Renting/Leasing. Rental or lease of the facilities is not permitted, with the exception of not more than one day every five years by the Los Angeles Conservancy for a maximum of 200 people. The term "rental of facilities" is not dependent upon the payment of a fee; for example, the use by homeowner and civic groups or an athletic contest (not including Archer school team functions as conditioned herein and in any referenced exhibits), is not permitted.
 - b. Commercial Filming. Filming on the Property for commercial purposes is not permitted when School is in session, which is defined as Monday through Friday

when Instruction is scheduled. Filming on the Property for commercial purposes is not permitted on Sundays. Filming shall be limited to Monday through Saturday from 9:00 A.M. to 6:00 P.M. when Instruction is not in session. Filming may occur during the summer, including during summer programs at the days and times prescribed above.

During commercial filming, parking on neighborhood streets shall not be permitted. All trucks and equipment must use the School's underground parking garage. Outdoor lighting and amplified noise shall not be permitted on the Athletic Field, Court of Leaders, the North Garden, and the Arts Plaza.

Upon agreement with the production companies, when commercial filming occurs on campus, the School shall require that students enrolled in the Advanced Film class be given an opportunity to visit the set, interact with the crew, and participate in a real-world, hands-on filming experience. Revenue to the School from commercial filming shall be placed in the School's scholarship fund.

Nothing in this Condition shall prohibit the School from filming on the School property by students, faculty and others, provided that there shall be no filming outdoors on the School property after 8:00 P.M., except that the School may film a Special Event during the hours permitted for such a special events.

- c. 141 N. Barrington Avenue (APN 4402009003). The subject property, designated as Very Low Residential and zoned RE11-1, shall remain a residential use in accordance with Section 12.07.01 of the Los Angeles Municipal Code, and shall be excluded from the Campus Property as an educational/institutional use upon the issuance of the Final Certificate of Occupancy for the last building of Phase 2. This subject property shall be in compliance with the regulations of the City of Los Angeles Zoning Code, except pursuant to this approval, an 8-foot wall shall be permitted in the front yard, and along the rear yard of the parcel in accordance with Exhibit A dated April 1, 2015. This condition in no manner shall preclude the use of any future residence by school personnel for residential purposes. The property shall be maintained by the Applicant in highest regard to the surrounding residential neighborhood.
 - d. Summer School. Notwithstanding Condition 13g, no summer school shall be permitted on-site until the Final Certificate of Occupancy for the final building of Phase 2 construction is issued.
 - e. Enrollment/Improvements. No increase in the maximum enrollment of 518 students or improvements in excess of what is described in Condition No. 2, shall be permitted within the next 20 years following approval by the final decision-maker. This condition excludes any maintenance to facilities, or any improvements or maintenance necessary for the continued preservation of the Historic Main Building, lawn and courtyard designated as City of Los Angeles Historic-Cultural Monument #440.
13. **Hours of Operation**. The Applicant shall comply with the following hours of operation:
- a. **General Hours of Operation**. General Hours of Operation include the following School uses: Instruction, Extracurricular Activities, and Customary School Activities, as defined in Sec. 15h:

- i. Instruction shall be permitted as follows:
 - a) All School Buildings and Courtyards, Monday through Friday, 7:00 A.M. to 6:00 P.M., and Saturday 9:00 A.M. to 6:00 P.M., limited to 30 percent of the enrolled students.
 - b) Athletic Field, Monday through Friday, 7:40 A.M. to 6:00 P.M., and Saturday 10:00 A.M. to 6:00 P.M., limited to a 4-hour period, 10 days per year and with no more than 30 percent of enrolled students.
 - ii. Extracurricular Activities shall be permitted as follows:
 - a) All School Buildings and Courtyards, Monday through Friday, 7:00 A.M. to 10:00 P.M., and Saturday 9:00 A.M. to 6:00 P.M., limited to 30 percent of the enrolled students.
 - b) Athletic Field, Monday through Friday, 7:40 A.M. to 6:00 P.M., and Saturday 10:00 A.M. to 6:00 P.M., limited to a 4-hour period, 10 days per year and with no more than 30 percent of enrolled students.
 - iii. Customary School Activities shall be permitted as follows:
 - a) All School Buildings and Courtyards, Monday through Friday, 7:00 A.M. to 10:00 P.M., and Saturday 9:00 A.M. to 6:00 P.M.
 - b) No more than 50 guests shall be permitted on campus for Customary School Activities.
- b. **Interscholastic Athletic Competitions.**
- i. Interscholastic Athletic Competitions shall be permitted as follows:
 - a) Multipurpose Facility, Monday through Friday, 7:00 A.M. to 10:00 P.M., and Saturday 9:00 A.M. to 6:00 P.M.
 - b) Athletic Field, Monday through Friday, 7:40 A.M. to 6:00 P.M., and Saturday 10:00 A.M. to 6:00 P.M., limited to a 4-hour period, 10 days per year.
 - c) Interscholastic Athletics Competition hours shall provide flexibility for overtime.
 - ii. Interscholastic Athletic Competitions with start times Monday through Friday between 3:00 P.M. to 7:00 P.M. shall be subject to the following additional limitations:
 - a) For Interscholastic Athletic Competitions with start times between 3:00 P.M. to 4:00 P.M., the number of vehicles generated by guests arriving at the campus shall be limited to no more than 44.
 - b) No Interscholastic Athletic Competitions may be permitted with start times between 4:30 P.M. to 6:30 P.M.
 - c) For Interscholastic Athletic Competitions with start times at 7:00 P.M., the number of vehicles generated by guests arriving at the campus shall be limited to no more than 126 vehicles.
 - d) For Interscholastic Athletic Competitions with start times on Saturday from 1:00 P.M. to 2:00 P.M., the number of vehicles generated by guests arriving at the campus shall be limited to no more than 243 vehicles.
 - e) For the purposes of Condition 13(b)(ii), an Interscholastic Athletic Competition scheduled to begin at a time other than on the hour or on the half hour, shall be treated as starting at the closest time that is on the hour or half hour. If the scheduled start time is at the 15- or 45-minute mark on the clock, the more restrictive of the closest hour or half-hour mark shall apply. For example, competitions starting at 2:45 P.M. shall be treated as 3:00 P.M. competitions, and competitions starting at 7:15 P.M. shall be treated as 7:00 P.M. competitions, as 3:00 P.M. is a more restrictive time than 2:30 P.M., and 7:00 P.M. is more restrictive than 7:30 P.M.

- iii. Interscholastic Athletic Competitions Calendar. A list of Interscholastic Athletic Competitions shall be provided on a designated page or link within the School's website for community information purposes.
 - iv. Interscholastic Athletic Competitions shall not include interscholastic athletic tournaments.
- c. **Saturday Use of Athletic Field.** Saturday use of the athletic field for Instruction, Extracurricular Activities, and Interscholastic Competitions shall be permitted for 4 hours between 10 A.M. and 6 P.M. for a total of 10 Saturdays per year.
- d. **Special Events.** The maximum number of Special Events shall be limited to 65 per school calendar year and further restricted below:
- i. Special Events are planned functions that involve students and/or guests on campus. Special Events in all School Buildings and Courtyards shall occur only subject to the below Peak Hour Trip Period Restrictions and during the following hours: Monday through Friday from 10:00 A.M. to 10:00 P.M., on Saturdays from 9:00 A.M. to 10:00 P.M., and Sunday from 12:00 P.M. to 7:00 P.M. Six (6) Special Events shall be permitted to conclude by 11:00 P.M. on Fridays and Saturdays. No more than sixteen (16) Special Events shall be permitted on Saturday. No more than 4 Special Events shall be permitted on Sunday. Upper School Graduation shall be permitted on the Athletic Field from 10:00 A.M. to 4:00 P.M. once per school calendar year.
 - ii. No Special Events shall be permitted in the North Garden. Outdoor Special Events in the Court of Leaders and Arts Plaza must conclude no later than 8:00 P.M. Monday through Saturday. No Special Events shall be permitted on the Athletic Field with the exception of one Saturday per Academic Year for the Upper School Graduation between the hours of 10 A.M. and 4 P.M. These restrictions on Outdoor Special Events shall not apply to incidental use of these outdoor areas such as students, faculty, and staff transitioning in these areas as part of the Extracurricular Activities.
 - iii. Peak Hour Trip Restrictions:
 - a) No Special Events may be permitted with start times on Monday through Friday between 3:00 P.M. to 6:30 P.M.
 - b) No more than 41 Special Events may occur with start times on Monday through Friday at 7:00 P.M. The number of vehicles generated by guests arriving at the campus shall be limited to no more than 126 vehicles.
 - c) For the purposes of Condition 13(d)(iii), a Special Event scheduled to begin at a time other than on the hour or on the half hour, shall be treated as starting at the closest time that is on the hour or half hour. If the scheduled start time is at the 15- or 45-minute mark on the clock, the more restrictive of the closest hour or half-hour mark shall apply. For example, events starting at 2:45 P.M. shall be treated as 3:00 P.M. events, and events starting at 7:15 P.M. shall be treated as 7:00 P.M. events, as 3:00 P.M. is a more restrictive time than 2:30 P.M., and 7:00 P.M. is more restrictive than 7:30 P.M.

- d) The number of vehicles generated by guests arriving at Special Events with arrival times on Saturday from 1:00 P.M. to 2:00 P.M. shall be limited to no more than 243.
- iv. A maximum of 65 Special Events shall occur per Academic Year. In addition to Peak Hour Trip Restrictions above, Exhibit 1, provides additional limitations on the proposed size, hours and days for the Special Events. For informational purposes only, this table includes illustrative examples of Special Events. These illustrative events are a sampling of events that could occur and may vary each Academic Year in accordance with the School's instructional needs.
- v. Special Events Calendar. Special Events shall be listed on a "Special Events Calendar" with the expected hours, type, and location of the specific Special Event. A copy of the School's Special Events Calendar shall be available on a designated page or link within the School's website for community informational purposes and shall be provided to the Council Office, Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowner's Association, and residents within 500 feet of the Property in the month of August of each Academic Year. Except as stated above, the specific Special Events may vary each Academic Year to address the instructional needs of existing and future programs provided by Archer provided that all Special Events are in compliance with these conditions.
- e. **Annual Trip Cap.** A maximum of 3,145 vehicles may be generated annually by guests arriving between 6:00 P.M. to 7:00 P.M. for Interscholastic Athletic Competitions and Special Events. The maximum annual trip cap does not apply to Interscholastic Athletic Competitions and Special Events that start at 7:30 P.M. or later.
- f. **Rescheduling of Interscholastic Athletic Competitions and Special Events.** The School shall post any rescheduling or amendment of Interscholastic Athletic Competitions or Special Events on its website calendar, including emergency situations, Interscholastic Athletic Competitions or Special Events not anticipated at the beginning of a semester.
- g. **Academic and Family Events.** Academic and Family Events shall only be permitted in the Main Building, the North Wing, and the Main Building courtyards and during the following hours: Monday through Friday from 10:00 A.M. to 10:00 P.M. and on Saturday from 9:00 A.M. to 6:00 P.M. A maximum of 6 Academic and Family Events may occur per Academic Year, of which no more than 2 may occur on Saturdays. The number of vehicles generated by guests for Academic and Family Events with start times on Monday through Friday between 3:00 P.M. to 4:00 P.M. shall be limited to no more than 44.
- h. **Administrative Use and Facilities Maintenance.**
 - i. Administrative, maintenance personnel, and security personnel may be present on the campus at any time.
 - ii. Outdoor facilities maintenance, including ground maintenance or any mechanized maintenance activities, shall be permitted from 8:00 A.M. to 6:00

P.M., Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday. Outdoor facilities maintenance shall be permitted outside of these times in emergency repair situations.

- i. **Summer Programs.** Summer programs may occur for up to six weeks when School is not in session. Summer programs shall be permitted in All School Buildings and Courtyards Monday through Friday from 8:00 A.M. to 5:00 P.M., and on the Athletic Field from 10:00 A.M. to 4:00 P.M. The number of students attending summer programs shall not exceed 350. All participants in summer academic and camp programs shall arrive and depart on buses.
- j. **Definitions.**
 - i. Academic and Family Events: Small planned events that involve up to 80 guests on campus, but are distinguished from Instruction, Extracurricular Activities, Interscholastic Athletic Competitions, and Special Events. Academic and Family Events may include, but are not limited to, academic and leadership functions, admissions functions, alumnae functions, music functions, parent and family functions, student enrichment functions, and visual arts functions.
 - ii. Academic Year: The School's annual calendar, which runs from July 1 – June 30.
 - iii. All School Buildings: The Main Building, the North Wing, the Multipurpose Facility (Upper and Lower Gymnasiums), the Performing Arts Center, and the Visual Arts Center.
 - iv. Athletic Field: The regulation-size soccer field and softball field;
 - v. Courtyards: Landscaped courtyards, plazas and paths, which include the Court of Leaders, the North Garden, the Arts Plaza, the Main Building courtyards, and the lawn fronting Sunset Boulevard.
 - vi. Customary School Activities: Trustee meetings, parent/teacher conferences, and other school activities relating to teaching, learning and school operations that involve no more than 50 guests on campus.
 - vii. Extracurricular Activity: Student Activities with faculty and/or parent volunteer oversight, which do not involve guests. Examples of Extracurricular Activities may include, but are not limited to, athletic practices, performing arts rehearsals, and student organization meetings.
 - viii. Instruction: All School teaching and learning. Examples of instruction may include, but is not limited to, classroom instruction and physical education.
 - ix. Interscholastic Athletic Competitions: Student activities generally involving visiting athletic competitors/teams and guests. Examples of Interscholastic Athletic Competitions may include, but not limited to, games. Interscholastic Athletic Competitions shall not include interscholastic athletic tournaments.
 - x. Special Events: Planned functions that involve students and/or guests on campus, but are distinguished from Instruction, Extracurricular Activities, Interscholastic Athletic Competitions, and Academic and Family Events. Special

Events may include, but are not limited to, academic and leadership functions, admissions functions, alumnae functions, dances and socials, graduation, music functions, parents and family functions, performances, student enrichment functions, and visual arts functions.

14. **Parking (vehicles).** As shown on the Site Plan labeled Exhibit A and dated April 1, 2015, no less than 185 permanent striped parking spaces shall be provided and maintained in the underground parking structure. The underground parking may be expandable to 208 parking spaces with the use of tandem spaces and to a maximum of 251 parking spaces with the use of an attendant. Two (2) of the required parking spaces shall be electric car ready and 40 shall be wired for future electric use. Student drop-off and pick-up activities and the boundaries of the underground parking garage shall be in substantial conformance with Exhibit A referenced above.
15. **Parking (bicycle).** A minimum of 110 short-term bicycle parking spaces and 7 long-term bicycle parking spaces shall be located in a prominent, accessible location, as shown on Exhibit A and dated April 1, 2015, and in accordance with Section 12.21.A.16 of the LAMC. Bicycles shall be permitted to access the Property from Sunset Boulevard and Chaparal Street.
16. **Transportation Management Program.** The School shall develop and implement a Transportation Management Program, including a Trip Reduction Plan. The details of the Transportation Management Plan and Trip Reduction Plan shall be submitted to the Department of Transportation for its approval, upon the earlier of: 1) An Academic Year where the School holds more than 47 Special Events , or 2) prior to the issuance of the first Certificate of Occupancy. The components shall include:
 - a. Achieving an average vehicle ridership of 3.0 persons per vehicle. For purposes of determining average vehicle ridership, students, faculty and staff issued a Walking Pass, Bicycle Pass, or Transit Pass shall be considered as carpool riders. Compliance shall be demonstrated in the Transportation Management Compliance Report set forth in Condition 21a.
 - b. Busing:
 - a) Utilize vans/buses to transport 70 percent of the student enrollment on a daily basis. Compliance shall be demonstrated in the Transportation Management Compliance Report set forth in Condition 21a.
 - b) Contract with a licensed transportation provider and offer routes designed to maintain bus usage by 70 percent of the enrollment. To the extent feasible, the transit provider shall utilize transit routes to and from the campus which minimize congestion on major and secondary routes, to the satisfaction of the Department of Transportation.
 - c) The licensed transportation provider shall be informed by the School in a letter regarding the rules regulating School transportation and parking.
 - c. Carpool Program.

- a) Distribute information to parents explaining the carpool program, including family names and phone numbers so that parents can identify potential carpool opportunities.
 - b) Require parents and students participating in the carpool program to sign a contract for carpool program participation.
 - c) Require parent driven carpools to consist of a minimum of 3 students in each vehicle.
 - d) Restrict student driven carpools to a maximum of 15 consisting of 3 students in each vehicle. Additional student driven carpools are permitted consisting of 4 or more students in each vehicle. Student drivers are limited to only 11th and 12 graders, who comply with §12814.6 of the California Vehicle Code restrictions on a provisional license.
 - e) Provide preferred parking locations for carpool vehicles.
- d. Scheduling classes to avoid peak hour drop off and pick up activity of nearby schools.
- e. Beginning after the issuance of the certificate of occupancy for the underground parking garage, conduct annual traffic counts for 5 years at all school driveways at the School's expense by a licensed traffic engineer to be taken on one day of a typical five-day school week between the hours of 7:00 A.M. and 9:00 A.M. on a date not to be disclosed to the School in advance. The Department of Transportation shall be informed by the engineer prior to the taking of such traffic counts to permit their observation of same. For purposes of determining traffic counts, construction vehicles shall not be included. The requirement to conduct annual traffic counts shall be evaluated as part of the Plan Approval discussed in Condition 31.

17. Transportation and Parking Management Requirements for Interscholastic Athletic Competitions and Special Events.

- a. The School shall develop and implement an Event Parking and Transportation Management Plan that shall include a parking reservation system. The Plan shall include additional measures such as: attendant-assisted parking, off-site parking, and temporary increases in traffic management and parking personnel as needed and other measures. The School shall submit the Plan to the Department of Transportation upon the earlier of: 1) an Academic Year where the School holds more than 47 Special Events; or 2) prior to the issuance of the first Certificate of Occupancy. The Plan may be modified to incorporate new technologies or techniques in parking and transportation management.
- b. The approved Plan shall be provided to the City Planning Department, the council Office, Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowners Association, and all residents immediately abutting and adjacent to the School. A copy of the Plan shall be provided on a designated page or link within the School's website for community information purposes. In the event of approval of any modifications to the Plan as described in Condition 31, the Plan as modified shall be provided to the group above and updated on the School's website.

- c. The Plan shall include a parking reservation system designed to implement the arrival vehicle limits in Condition 13b and 13d for certain Interscholastic Athletic Competitions and Special Events. While the details of the parking reservation system shall be set forth in the Plan, it will provide a parking reservation system for those Interscholastic Athletic Competitions and Special Events that are subject to the limits in Condition 13b and 13d. Guests seeking to attend an Interscholastic Athletic Competition or Special Event without a parking reservation would be denied access to the campus. The Department of Transportation may audit the parking reservation system at any time.
- d. While the details of the parking reservation system shall be set forth in the Plan, it is expected to be a mobile application or another technology or technique that shall provide information regarding the rules regulating School transportation and parking. The system shall provide off-site parking information and shuttle information as applicable to that Interscholastic Athletic Competition or Special Event. The system shall include a reporting capability so that logs can be generated regarding the issued parking reservations.
- e. Prior to the beginning of each Academic Year, the School shall inform other schools that will be participating in Interscholastic Athletic Competitions of the rules regulating School transportation and parking, including the parking reservation system. A copy of the rules regulating School transportation and parking shall be provided on a designated page or link within the School's website for community informational purposes. Prior to the first Interscholastic Athletic Competition that occurs on the proposed Athletic Field or in the Multipurpose Facility the School shall inform representatives from the other schools that will be participating in Interscholastic Athletic Competitions at the School about the rules regulating School transportation and parking, including inviting them to a meeting and/or conference call.
- f. The Plan shall provide that off-site parking for vehicles in excess of the limitations provided in Condition 13 are prohibited from parking at the Barrington Village Public Parking Lot and on residential streets within 500 feet of the School. To enforce this prohibition, only students, faculty, staff, and guests with a pre-issued Walking Pass, Bicycle Pass, or Transit Pass, as discussed in Condition 20, may be permitted to walk onto the campus.
- g. The Plan shall provide that where a Special Event at the Property is expected to attract more than the permitted number of cars per Exhibit A, that off-site parking for vehicles in excess of those limitations shall be provided at the Barrington Village Public Parking Lot and/or other locations which the School may secure. Those persons attending the Special Event shall be instructed to park in such off-site parking locations, and a shuttle service shall be provided to transport visitors to the School for any location other than the Barrington Village Public Parking Lot. The off-site locations shall not include any parking on residential streets within 500 feet of the School. As provided in Condition 17f, off-site parking for vehicles in excess of the limitations provided in Condition 13 are prohibited from parking at the Barrington Village Public Parking Lot and on residential streets within 500 feet of the School.

18. Notification to Parents, Students, and Staff of Transportation and Parking Management.

- a. To ensure implementation of the transportation and parking management programs, the School shall inform parents, students, faculty, and staff in writing on an annual basis of all rules regulating School transportation and parking. The School shall require parents, students, faculty, and staff to acknowledge acceptance of the rules. These rules and regulations shall be included in the annually updated, "Student/Parent Handbook."
- b. The School shall inform parents, students, faculty and staff in writing on an annual basis of the School's disciplinary policy for violation of the rules and shall require parents, students, faculty, and staff to acknowledge acceptance of the policy. The School shall maintain a progressive disciplinary system of enforcement in which the first violation shall result in suspending driving privileges to and from campus for one week (both parent and students). The second violation shall result in suspending driving privileges to and from campus for two weeks (both parent and student). The third violation shall result in suspending driving privileges to and from campus for one year (both parent and student). A violation requires that the student ride the bus. The School administration shall maintain a list of license plate numbers of all families whose children are enrolled as well as the license plate numbers for each employee who parks on the Property.

19. Additional Provisions for Transportation and Parking.

- a. The School shall employ a full-time Transportation and Parking Coordinator to manage the School's transportation and parking management.
- b. Two or more transportation and parking monitors in distinctive attire (orange vests) shall be located at the Sunset Boulevard entrance Monday through Friday from 7 a.m. to 7 p.m. and during the hours of all Special Events to monitor compliance with rules against noise from car horns, car radios, car alarms and loud voices, and to assist with smooth ingress to and egress from the underground parking garage. Monitors shall instruct that buses and vehicles that bring students, faculty and staff, and guests to and from the Property are prohibited from parking on residential streets within 500 feet of the School. Monitors shall observe and report any violations of the rules regulating School transportation and parking to the School administration. Violations shall be included in the Transportation Management Compliance Report discussed in Condition 21.
- c. Buses and other vehicles that bring students, faculty and staff, and guests to and from the Property shall enter and exit the site via Sunset Boulevard only. Buses and other vehicles shall queue within the internal campus driveways. The School shall monitor buses to make sure they do not idle with their engines running. Buses and other vehicles shall not queue on local streets or Sunset Boulevard except as permitted by the Department of Transportation, e.g. use of the shared left/through/right-turn lane on Sunset Boulevard for entering or exiting the School on Sunset Boulevard.
- d. Access along Sunset Boulevard and Chaparal Street shall be maintained for emergency vehicle access and service and delivery vehicle access. Service and

delivery vehicles shall enter and exit the Property primarily from Sunset Boulevard. Service and delivery vehicles may also enter and exit the property along Chaparral Street. The School shall instruct companies who deliver to do so between Monday through Friday 9:00 a.m. and 5:00 p.m.

20. Transportation Passes.

- a. Walking Pass. Students, faculty and staff who live within one mile of the Property and who sign a contract with the School to walk to and from the Property may be issued a "Walking Pass" by the School.
- b. Bicycle Pass. Students, faculty and staff, and guests who sign a contract with the School to ride a bicycle to and from the Property may be issued a "Bicycle Pass" by the School.
- c. Transit Pass. Students, faculty and staff, and guests who sign a contract with the School to ride public transportation to and from the Property may be issued a "Transit Pass" from the School.

21. Reporting of Transportation Management Programs.

- a. Transportation Management Compliance Report. Beginning at the conclusion of the first Academic Year after the earlier of: 1) an Academic Year where the School holds more than the 47 Special Events; or 2) after the issuance of the first Certificate of Occupancy, The School shall submit yearly Transportation Management Compliance Report for 5 years to the City Planning Department, the Department of Transportation, and the Council Office that: (1) demonstrates compliance with the average vehicle ridership and busing requirements as required by Condition 16; and (2) demonstrates compliance with the applicable Trip Caps set forth in Conditions 13b and 13d. A copy of the Transportation Management Compliance Report shall also be provided to the Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowners Association, and all residents immediately abutting and adjacent to the School and shall be provided on a designated page or link within the School's website for community informational purposes.
- b. Following implementation of the Event Parking and Transportation Management Plan set forth in Condition 17a the School shall provide annual reports regarding the issued parking reservations on a designated page or link within the School's website for community informational purposes. At the conclusion of the third Academic Year after implementation of the Event Parking and Transportation Management Plan the School shall be released from this reporting requirement.
- c. The School shall secure, at its own expense, an independent third party compliance monitor who shall prepare the first annual Transportation Management Compliance Report as required in Conditions 21a and 21b. A copy of the report shall be provided to the parties identified in Condition No. 21a.

22. Signs.

- a. Exterior Signs. All exterior signs shall be of an identification or directional type and shall be indicated on plans submitted to and approved by the City Planning

Department prior to the issuance of permits. Exterior signs shall include two wall signs mounted to the concrete walls at the east entry driveway for the campus along Sunset Boulevard to identify the entrance to the campus as indicated on Exhibit A.

- b. **Interior Signs.** As indicated on Exhibit A, signs within the interior of the Property may include signs on buildings identifying the name of the building and donor or sponsor information; signs for wayfinding purposes to direct vehicular and pedestrian circulation; signs for other informational purposes including digital displays; and scoreboards. Interior signs may be mounted on walls, fences, and metal posts and may be backlit or illuminated with landscape lights. Interior signs shall not be visible from public rights of way.

23. **Emergency Procedures Plan.** An Emergency Procedures Plan shall be established identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy.

24. **Security Plan.** A Security Plan shall be developed in consultation with the Police Department, outlining security features to be provided in conjunction with the operation of the School, prior to the issuance of a certificate of occupancy. In addition, the School shall provide to the West Los Angeles Area Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The School shall submit evidence of compliance to the City Planning Department as part of the Plan Approval process discussed in Condition 31.

25. **Lighting.** All lighting shall be directed onto the Property. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent properties, nor seen from above.

26. **Athletic Field Lighting.** The Athletic Field shall not be lighted except for low level security lighting.

27. Noise

- a. No outdoor public address system shall be installed or maintained on the Property. A paging system shall be permitted inside buildings. An emergency alert system shall be permitted, including speakers in the underground parking garage and Courtyards to be used only in the event of an emergency.
- b. Fences and walls around the property shall be as shown on Exhibit A.
- c. No amplified music or loud non-amplified music is permitted outside with the exception of one Saturday per Academic Year for the Upper School Graduation ceremony between the hours of 10 a.m. and 4 p.m.
- d. Non-operable windows shall be installed on the sides of buildings directly adjacent to Chaparal Street and Barrington Avenue. On the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel. On the Chaparal Parcel, non-operable windows shall be installed along the residential

property boundary with 11718 Chaparal Street. Primary pedestrian access to all new buildings shall face the interior of the campus. All new windows shall be double glazed. Doors shall remain closed whenever there is active use (except doors may be used for entry/exit purposes).

- e. Compressors and other equipment that may introduce noise impacts beyond the campus property line would incorporate noise attenuation features as required by the LAMC.
 - f. No exterior bells are permitted.
 - g. Musical instruments used by members of the School's band or orchestra shall only be permitted for rehearsals and performances in All School Buildings and in the Main Building Courtyards.
 - h. Except for regular athletic use and other permitted uses, students shall not be allowed to congregate in the area adjacent to the westerly adjoining properties in order to mitigate noise to neighbors. A sign informing students of such a School policy shall be posted on the wall and conspicuous place along the western boundary of the Athletic Field.
 - i. Use of the North Garden shall be limited to serving as the transition between the parking level and the campus level and as an outdoor space for small group daytime instruction. Hardscape and landscape features shall be included in the design of the North Garden to ensure that the North Garden would not be used for Special Events, large gatherings, or all-school assemblies. Paved surfaces shall be limited to pathways. Landscape features shall include raised planters, terraces, flower beds, and large-specimen trees.
 - j. Use of the underground pedestrian pathway from the underground parking garage to the Multipurpose Facility and the Performing Arts Center shall be required after 8:00 p.m. Monday through Saturday. All guests leaving Special Events and Interscholastic Athletic Competitions in the Multipurpose Facility or the Performing Arts Center after 8:00 p.m. shall be informed of the required use of the underground pedestrian pathway. Notification measures may include: staff, signage, temporary rope lines, or other additional notification strategies. Exiting from the Multipurpose Facility and the Performing Arts Center to the underground pedestrian pathway shall be designed with treatments, including finishes and lighting, which are complementary to the Multipurpose Facility and Performing Arts Center lobby spaces to facilitate and encourage use.
28. **Landscaping.** Open areas not used for buildings, driveways, parking areas, recreational facilities or walkways shall be attractively landscaped and maintained in accordance with the Landscape Plan included in Exhibit A, dated April 1, 2015.
- a. All trees to be removed that are 8 inches in diameter at breast height and above shall be replaced on a one-to-one basis with 24-inch box trees or larger.
 - b. The Landscape Plan shall include:
 - (1) Additional street trees along Chaparal Street.

- (2) A row of trees on the south side of the north site wall along Charapal Street.
 - (3) An enhanced landscape buffer along the western property boundary of the campus between the Athletic Field and adjacent residential properties to the west.
 - (4) Landscaping in the area between the southern edge of the underground parking garage and the southern property line.
 - (5) A 20-foot-wide landscaped area with a continuous row of trees between the Visual Arts Center and the apartment building to the south on Barrington Avenue, including a 5-foot emergency egress pathway.
 - (6) A 20-foot-wide landscaped area with a continuous row of trees and planter wall along the eastern property line between the Visual Arts Center and the Residential Portion of the Barrington Parcel.
- c. Following Project construction, the Residential Portion of the Barrington Parcel shall be landscaped. If the Residential Portion of the Barrington Parcel is developed with a residential use, this landscaping may be removed, but any portion of the parcel not used for the residential and accessory structures, shall be attractively landscaped.

29. Construction Schedule.

- a. Construction Schedule. The construction schedule shall be in general conformance with the following:
- i. The cumulative number of months of construction duration, other than Preconstruction Activities and Post-construction Activities, for the Project shall not exceed 36 months, provided that construction hours are permitted consistent with Municipal Code provisions referenced in (d) below. The cumulative construction duration shall not include delays caused by factors outside the School's control such as prolonged rain, other adverse weather conditions, or other unexpected conditions.
 - ii. To calculate construction duration, the contractor shall provide certificates showing the date construction commenced pursuant to a building permit authorized by these conditions, all dates when construction occurred, and the date construction substantially ceased. The Construction Relations Liaison, further discussed in Section (c), shall verify the construction durations shown in the certificates. Preconstruction Activities and Post-construction Activities shall not be included in the calculation of cumulative construction duration. Examples of Preconstruction Activities may include improvements necessary for fire safety and access, interior abatement of existing buildings prior to demolition, installation of campus electrical service upgrade, and site preparation. Examples of Post-construction Activities may include interior finishing work, exterior painting, and exterior hardscape and landscape improvements.
- b. As part of the Plan Approval required by Condition 31, the School shall provide an update regarding the progress of the construction and expected timelines relative to the above schedule. In the event that completion of the Project requires construction

beyond the cumulative total pursuant to Section (a) above, such extension must be requested through the Plan Approval Process of Section 12.24 of the Los Angeles Municipal Code.

- c. Prior to commencement of construction, a Construction Relations Liaison shall be designated by the School to serve as a liaison with neighbors concerning construction activity. Contact details for the liaison, together with dates for the construction schedule, shall be provided to the Council Office, Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowner's Association, and all residents immediately abutting and adjacent to the School prior to commencement of construction. The construction schedule shall be the general contractor's construction manager's best estimate for construction activities.
 - d. Construction Hours. In order to ensure timely completion of construction, construction hours shall be allowed as follows:
 - i. Exterior construction activities shall be allowed from 7:00 A.M. to 6:00 P.M., Monday through Friday; and from 8:00 A.M. to 6:00 P.M. on Saturday.
 - ii. Haul construction activities shall be allowed from 7:00 A.M. to 3:00 P.M., Monday through Friday; and from 8:00 A.M. to 6:00 P.M. on Saturday.
 - iii. Interior construction activities shall be allowed from 7:00 A.M. to 9:00 P.M., Monday through Friday, and from 8:00 A.M. to 6:00 P.M. on Saturdays.
 - iv. Management, supervisory, administrative, and inspection activities may occur from 6:00 A.M. to 9:00 P.M., Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturdays and holidays.
 - v. Construction Hours may extend beyond these hours only when required and specifically permitted by the City, but in no event shall construction take place on Sundays.
 - e. Construction Access. During construction, vehicles shall access the Property via Sunset Boulevard, Barrington Avenue or Chaparal Street.
 - f. Catering Trucks. A maximum of three catering truck visits daily is permitted and such trucks shall be accommodated within the Property. Catering truck operators shall be instructed in writing not to use their horn or other loud signal. A copy of such letter shall be submitted to the Department of City Planning Department.
 - g. Portable Toilets. Any portable toilets shall be on the Property and screened from single family residences and the public right-of-way.
30. **Community Outreach.** The School shall establish and maintain a program of communication with the surrounding community, which shall include the following components:
- a. A copy of the Special Events Calendar shall be available online on a designated page or link within the School's website for community informational purposes and

shall be provided to the Council Office, Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowner's Association, and residents within 500 feet of the Property in August of each Academic Year.

- b. The notice shall also include a phone number to a designated Community Relations representative, where neighbors can report concerns or complaints, which are to be filed and maintained for the record for the Plan Approval process. A complaint log shall be kept and include the complainant's name, date and time of complaint, phone number, the nature of the complaint, the date and time of the response of the complaint, and a description of how the issue was responded to or resolved. Record of all complaints must be maintained on the premise.
 - c. A Neighborhood Liaison Meeting shall occur one time per year. Invitations to the meeting with a written agenda shall be mailed at least 10 days prior to the scheduled meeting to the Council Office, Brentwood Community Council, Brentwood Village Chamber of Commerce, Brentwood Homeowners Association, and all residents immediately abutting and adjacent to the School. The meeting agenda shall include a review of any complaints or concerns received from the community and their resolution.
 - d. A copy of the complaint log set forth under Condition 30b and minutes and agenda of the Neighborhood Liaison meetings shall be made available to the City Planning Department in conjunction with the Plan Approval required under Condition 31.
31. **Plan Approval.** One year from any certificate of occupancy for the North Wing Renovation, the School shall file a Plan Approval application and associated fees, together with mailing labels for all property owners and tenants within 500 feet of the Property, as well as the Brentwood Community Council, the Brentwood Village Chamber of Commerce, and the Brentwood Homeowner's Association. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms, and Conditions of this grant. Upon review of the effectiveness of and compliance with these Conditions, the Department of City Planning shall issue a determination. Such determination may modify the existing terms and conditions, add new terms and conditions, or delete one or more conditions, as deemed appropriate. The Department of City Planning may require one or more subsequent Plan Approval applications, as necessary. The application shall include, but not be limited to the following information:
- a. The total number of students enrolled.
 - b. Physical modifications involving expansion or change of use or location.
 - c. Operational changes to the School such as hours of operation or parking policy.
 - d. Copy of the Transportation Management Compliance Reports set forth in Condition 21a.
 - e. Copy of the complaint logs set forth in Condition 30b.
32. **Neighborhood Traffic Protection Plan.**
- a. Prior to the issuance of a certificate of occupancy for the North Wing Renovation, the School shall provide up to \$10,000 towards the preparation and implementation of a pedestrian safety study in the immediate vicinity of the Property, which would identify

improvements to sidewalks, crosswalks, traffic signal equipment, etc. to enhance the safety of pedestrians around the Property.

- b. Prior to the issuance of a certificate of occupancy for the Performing Arts Center or Visual Arts Center, whichever is first, the School shall coordinate with the Department of Transportation and neighborhood residents to provide up to \$15,000 for the development and implementation of a traffic calming plan on Chaparal Street between Saltair Avenue and Barrington Avenue to minimize cut-through traffic on this street.
- c. Prior to the issuance of a certificate of occupancy for the North Wing Renovation, the School shall coordinate with the Department of Transportation to obtain approval for and, if approved, fund Department of Transportation installation of a “no right-turn-on-red” restriction on the northbound approach of Barrington Avenue at Sunset Boulevard to facilitate eastbound through traffic along Sunset Boulevard and southbound traffic making a left turn to head eastbound onto Sunset Boulevard.
- d. Prior to the issuance of a certificate of occupancy for the North Wing Renovation, the School shall coordinate with the Department of Transportation to obtain approval for and, if approved, fund Department of Transportation installation of additional “Do Not Block Intersection” signage, potentially on the overhead mast arm, at Sunset Boulevard and Barrington Avenue.

33. Trash Storage and Removal.

- a. Trash shall be contained within an enclosed area and located at least 25 feet from any property line and not within view of adjoining properties or the public street. Trash pickup shall be made only within the property, during the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday. There shall be no trash pickup on Saturday or Sunday.
- b. The trash hauling company shall be informed by the School in a letter that all activity associated with the removal of trash shall be conducted in a manner so as not to interrupt traffic on adjoining streets or cause excessive noise, disturbance or parking problems. The letter shall indicate that no served shall be permitted during the hours of student drop off and pick. The applicable hours shall be stated in the letter. Upon mailing said letter to the trash hauling company, the School shall transmit a copy to the Department of City Planning for inclusion in the case file.

34. **Errant Ball System.** A system of sufficient height and width shall be installed and maintained to prevent soccer balls from landing on the property at 11840 Chaparal Street. Prior to installation, the School shall obtain written concurrence (email is acceptable), from the affected property owner as to the proposed design and then proceed to sign-off by the Department of City Planning. In order to maximize the efficacy of the errant ball system, the foliage encroaching onto the School property shall be trimmed so as not to interfere with the optimal operation of the system. This system shall be in place until the row of trees required to be planted pursuant to Exhibit A, reach maturity, i.e., form as a hedge, and act as a natural barrier to prevent errant balls. The row of trees shall be a minimum of 8 feet at the time of planting.

35. **Sunset Educational Corridor Association (SECA).** Within 180 days of issuance of this Conditional Use grant, the School shall develop and submit to the Department of Transportation, City Planning Department, and Council Office a plan for the Sunset Educational Corridor Association (SECA), a collaborative designed to encourage other independent schools along the Sunset Boulevard corridor to implement transportation management programs similar to the School's transportation management program. In addition to other measures, the plan shall:
- a. Establish a chair position to be held by one of the independent schools along the Sunset Boulevard corridor. During the 2016-2017 Academic Year the School shall serve as chair of SECA. As chair of SECA during the 2016 -2017 Academic Year, the School shall coordinate with representatives from other schools along the Sunset Boulevard corridor. Coordination measures shall include inviting the other schools to meetings regarding establishment of SECA and implementation of the plan; and
 - b. Develop a pilot program to provide two traffic control officers at the intersection of Sunset Boulevard and Barrington Avenue. During the 2016-2017 Academic Year the School shall fund the pilot program to provide two traffic control officers at the intersection of Sunset Boulevard and Barrington Avenue on days when the School has a scheduled Special Event with a start time or end time between 3:00 p.m. to 7:00 p.m. Monday through Friday that is anticipated to have 200 or more guests. On such days when traffic control officers are to be provided, the traffic control officers would be provided two hours before the start time if the start time is between 3:00 p.m. to 7:00 p.m. or two hours after the end time if the end time is between 3:00 p.m. to 7:00 p.m. After the completion of the 2016-2017 Academic Year, the Department of Transportation shall evaluate the success of the pilot program. If the Department of Transportation determines that the pilot program has been successful, SECA will study funding sources to continue the pilot program.
36. **Dedication(s) and Improvement(s).** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:
- a. Responsibilities/Guarantees.
 - i. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - ii. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
 - b. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - c. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.

- d. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
- e. Installation of the street lights shall be to the satisfaction of the Bureau of Street Lighting.
- f. Preparation of a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, labeled Exhibit A, dated April 1, 2015, as modified by this grant, as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies

B. Vesting Conditional Use Modification Conditions, Sec. 12.24.F, LAMC.

1. **Use.** The use and development of the subject property may be permitted the following variations of the Municipal Code regulations, and shall be in substantial conformance with Exhibit A, dated April 2, 2015:
 - a. The North Wing shall be permitted to have a height of 41 feet 4 inches, with a roof slope of 25 percent, in lieu of the maximum height limit of 36 feet otherwise permitted by Section 12.21.1 of the LAMC.
 - b. The Multipurpose Facility shall be permitted a height of 36 feet plus 10 feet to account for the sunken North Garden (for a total of 46 feet), in lieu of the maximum height limit of 30 feet otherwise permitted by Section 12.21.1 of the LAMC.
 - c. Projections and encroachments on the Chaparal Street front yard to include, but not be limited to: two exit stairs from the subterranean parking garage, surrounded by concrete site walls; an emergency exit stairway enclosure; a 120-foot long by 5-foot wide air intake grill for the subterranean parking garage; prefabricated bleachers; an emergency vehicle gate from Chaparal Street; a DWP transformer and emergency generator enclosure; bicycle racks; and an emergency access stairway at the northeast corner of the Project site in lieu of area requirements permitted by Section 12.10.C and 12.21.3b of the LAMC
 - d. Projections and encroachments on the Chaparal Street west side yard to include, but not be limited to: one electronic scoreboard; a soccer goal; and protective sports netting in lieu of area requirements permitted by Section 12.10.C and/or 12.21.3b of the LAMC
 - e. Projections and encroachments on the Chaparal Street rear yard to include, but not be limited to, an opening to the subterranean parking garage and an emergency access stair from the subterranean parking garage in lieu of area requirements permitted by Section 12.10.C and/or 12.21.3b of the LAMC

C. Adjustment Conditions, Sec. 12.28, LAMC.

1. **Use.** The use and development of the subject property may be permitted the following variations of the Municipal Code regulations, and shall be in substantial conformance with Exhibit A, dated April 1, 2015:
 - a. Section 12.21.C.1(g) - Fences, gates and walls shall be allowed up to eight feet in height within the required front yards along Chaparal Street in lieu of the three and one-half feet otherwise permitted in the front yard.
 - b. Section 12.21.C.1(g) - Fences, gates, or walls shall be allowed up to eight feet in height within the side and rear yards along Chaparal Street, the side yard along Sunset Boulevard, and the side and rear yards along Barrington Avenue in lieu of the six feet otherwise permitted.

D. Site Plan Review Conditions, Section 16.05, LAMC.

1. **Use.** The use and development of the subject property shall be in substantial conformance with the Site Plan labeled Exhibit A, dated April 1, 2015 which provides the following details:
 - a. Location of trash and recycling storage areas.
 - b. Location of loading and unloading areas.

E. Environmental Conditions (ENV-2011-2689-EIR)

1. **Aesthetics (Construction).** Where Project construction is visible from pedestrian locations adjacent to the Project Site and perimeter walls or fencing do not already exist, temporary construction fencing shall be placed along the periphery of the Project Site to screen construction activity from view at the street level from off-site. (PDF A-1)
2. **Aesthetics (Construction).** The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period. (PDF A-2)
3. **Aesthetics (Construction).** The following Tree Protection Guidelines shall be implemented to establish and maintain a healthy environment for all retained trees during the course of construction. These Tree Protection Guidelines shall apply to construction activities occurring within the Tree Protection Zone of a retained tree. The Tree Protection Zone generally encompasses an area within the drip line of the tree plus an additional 5 feet depending on the species and size of the tree. (PDF A-3)
 - a. Install protective fencing prior to the commencement of construction activities at the end of any Tree Protection Zone that may be encroached upon during construction, or as near to that as possible. The fencing may be of a flexible configuration and shall be a minimum of 4 feet in height. A warning sign shall be posted on the fencing which would state "Warning: Tree Protection Zone" and include the requirements for construction activities in the protected zone.
 - b. Preserve the integrity of the Tree Protection Zone protective fencing and keep the

- site clean and maintained at all times. To the extent practical, no construction staging shall be allowed in the Tree Protection Zone. No disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions shall be allowed in the Tree Protection Zone.
- c. Irrigate, as necessary, the Tree Protection Zone to keep the tree in good health and vigor before, during, and after construction.
 - d. The Tree Protection Zone shall not be subjected to flooding incidental to the construction activities.
 - e. To the extent practicable, all work conducted in the ground within the Tree Protection Zone shall be accomplished with hand tools, including power hand tools. Trenches in the Tree Protection Zone shall be tunneled or completed with an air spade to avoid damage to small feeder roots.
 - f. To the extent practicable, the use of heavy machinery within the Tree Protection Zone of the tree shall be avoided.
 - g. Any required trenching would be routed in such a manner as to minimize root damage.
 - h. To the extent practicable, "natural" or pre-construction grade shall be maintained in the Tree Protection Zone.
 - i. In areas where the grade around the Tree Protection Zone would be lowered, some root cutting may be unavoidable. However, cuts shall be clean and made at right angles to the roots. When practical, roots shall be cut back to a branching lateral root.
 - j. Organic mulch shall be placed in all open areas within the Tree Protection Zone. The mulch shall be 2 to 4 inches thick, extending out to the edges of the Tree Protection Zone, while not touching the base of the trunk.
 - k. All work within the Tree Protection Zone shall be observed by a certified arborist experienced with the specific requirements of each of the tree species.
4. **Aesthetics (Construction).** Prior to the commencement of construction activities, the Applicant shall provide a Certified Arborist to further evaluate the Peppermint Willow tree located within the property of 125 North Barrington Avenue, approximately 5 to 10 feet from proposed construction activities, for health and safety. If it is determined that for health and safety purposes, this tree should be removed, refer to Project Design Feature A-6. (PDF A-4)
 5. **Aesthetics (Construction).** All trees to be removed that are 8 inches in diameter at breast height and above shall be replaced on a one-to-one basis with 24-inch box trees or larger. (PDF A-5)
 6. **Aesthetics (Construction).** Were construction to result in the death of any neighboring trees, the Applicant shall replace all significant trees on neighboring properties (i.e., trees that are 8 inches in diameter at breast height and greater) at a 1:1 ratio with 24-inch box trees or larger. (PDF A-6)
 7. **Aesthetics (Construction).** During construction, lighting shall be shielded and/or aimed so that no direct beam illumination would fall outside of the Project Site boundary. (PDF A-7)
 8. **Aesthetics (Lighting).** A Lighting Plan shall be implemented as part of the Project that would employ Lighting Guidelines adopted from design principles and recommendations provided by the IESNA and the IDA (International Dark-Sky Association). Key

components of the lighting plan shall include, but not be limited, to the following: (PDF A-8)

- a. All Project lighting shall be designed to ensure that the Project would generate light intensity levels of less than 2.0 foot-candles at the property line of the nearest off-site residence or other light-sensitive use, avoid creating new high contrast conditions that also exhibits high context and coverage, and minimize skyglow. Methods would include:
 - i. All pole- and post-mounted luminaires over 15 feet in height shall meet all IESNA requirements for Uplight Rating of U0 or U1 (e.g., B-U1-G, B-U0-G) and shall be aimed downward.
 - ii. All pole and post mount luminaires less than 15 feet and greater than 6 feet in height shall meet all IESNA requirements for Uplight Rating of U0 or U1 (e.g., B-U1-G, B U0-G).
 - iii. All luminaires of less than 6 feet in height, such as bollards, shall meet all IESNA requirements for Uplight Rating of U0, U1, U2 (e.g., B-U2-G, B-U1-G, B-U0-G).
 - iv. Exterior pole- and post-mounted lighting within direct view of any residential property shall be located and/or shielded so that view of the fixture source, lens, and reflector is minimized.
 - v. Exterior bollard luminaires shall be specified to prevent direct view of the light source. Where louvered bollards are specified, they shall use coated lamps.
 - vi. All exterior uplighting fixtures shall be aimed and/or shielded to constrain the light to the object being illuminated and minimize the amount of illumination escaping into the night sky.
 - vii. All exterior uplighting fixtures shall be focused on highlighting or emphasizing architectural features and significant landscaping elements.
 - viii. All interior lighting for parking structures that is visible from areas exterior of the parking structure shall use shielding that blocks direct view of the light source and minimizes the view of reflector or diffuser. Building mounted fixtures shall be shielded so that the source is not directly visible and the view of the fixture lens and reflector is minimized.
 - ix. At the interior perimeter of the parking structure, all lighting shall provide indirect illumination of the interior parking area.
 - x. Building mounted fixtures that are not full-cutoff would be primarily decorative in nature. The predominance of illumination for such areas shall be provided by other luminaires.
 - xi. Interior light sources of 800 lumens or more shall be shielded from exterior view to direct view of the light source and minimize the view of reflector or diffuser.
 - xii. Interior lighting at clearstory windows or skylights shall be mounted below the roof elevation and concealed from off-site view.
 - xiii. Lighting of the Multipurpose Facility's interior and facades, visible from exterior locations shall create comfortable and soft appearance from exterior locations. Lighting techniques that result in high brightness surfaces shall be avoided.
 - xiv. Lighting within the Multipurpose Facility shall be designed to minimize view of task surfaces (gymnasium floor) from exterior locations. The lighting strategy shall limit high brightness indirect illumination methods and direct illumination for athletic areas. Indirect illumination may provide accent to the architectural character of the building.
 - xv. To limit skyglow, fixtures shall minimize light emitted between 80 degrees and 100 degrees above nadir.
- b. To ensure that the Project lighting supports Project operations, Project lighting shall be designed as follows:

- i. For pedestrian walkways and plazas, all exterior lighting configurations shall comply with IESNA RP-33-99
 - ii. 14.0 Walkway and Bikeway Lighting, best practice recommendations.
 - iii. For parking structures, all lighting configurations shall comply with IESNA RP-20-98, 10.0 Illuminance Recommendations-Garages, best practice recommendations for typical conditions.
9. **Aesthetics (Glare).** The Project shall use transparent vision glass with limited reflectivity in all exterior windows and building surfaces. (PDF A-11)
10. **Aesthetics (Visual Quality).** The Applicant shall provide for the preparation of a street tree plan to be reviewed and approved by the City's Bureau of Street Services, Urban Forestry Division. All plantings in the public right-of-way shall be installed in accordance with the approved street tree plan. (PDF A-12)
11. **Aesthetics (Visual Quality).** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the City of Los Angeles Department of Planning. (PDF A-13)
12. **Aesthetics (Visual Quality).** New on-site utilities that may be required to serve the Project shall be installed underground, where practical. The existing on-site electrical poles along the southern boundary of the west surface parking lot shall be removed and re-installed underground during implementation of the Project, subject to approval of the utility company. (PDF A-14)
13. **Aesthetics (Filming).** During filming, trucks and equipment shall use the School's underground parking structure. Parking on neighborhood streets shall be strictly prohibited. In addition, no outdoor lighting or amplified noise shall be allowed on the athletic field, North Garden, Arts Plaza, or in the Court of Leaders. Filming shall only be permitted when the School is not in session (i.e. during the summer, non-school days, and after school on weekdays). Hours shall be restricted, with filming beginning no earlier than 9:00 A.M. and concluding no later than 6:00 P.M., and no filming on Sunday. (PDF A-15)
14. **Air Quality.** The owner or contractor shall limit on-site construction vehicle speeds to no more than 15 miles per hour to reduce dust. (PDF B-1)
15. **Air Quality.** The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. (MM B-1)
16. **Air Quality.** All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of spillage or dust. (MM B-2)
17. **Air Quality.** All clearing, earth-moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 mph), so as to prevent excessive amounts of dust. (MM B-3)

18. **Air Quality.** The Project representative shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during construction of the Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment that will be used an aggregate of 40 or more hours during construction of the Project shall meet the Tier 3 standards and front end loaders used during construction activities associated with Phase 1—Excavation and Grading shall meet the Tier 4 interim standards. Construction contractors supplying heavy duty diesel equipment greater than 50 horsepower shall be encouraged to apply for AQMD SOON funds. Information including the AQMD website shall be provided to each contractor which uses heavy duty diesel for on-site construction activities. (MM B-4)
19. **Air Quality.** All construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications. (MM B-5)
20. **Air Quality.** During excavation and grading for the underground parking garage and Multipurpose Facility, the Project shall use contractors for soil import/export with a minimum of 80 percent of haul trucks meeting EPA Model Year 2007 NOX emissions levels. (MM B-6)
21. **Air Quality.** Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions. (MM B-7)
22. **Air Quality.** Construction activities shall be discontinued during second-stage smog alerts. (MM B-8)
23. **Air Quality.** To the extent possible, petroleum-powered construction activity shall use electricity from power poles rather than temporary diesel power generators and/or gasoline power generators. (MM B-9)
24. **Greenhouse Gas Emissions.** The new buildings and infrastructure shall be designed to be environmentally sustainable and to achieve the standards of the Silver Rating under the U.S. Green Building Council's Leadership in Energy Efficiency and Design (LEED®) green building program or equivalent green building standards. (PDF C-1)
25. **Cultural Resources (Historic).** The Applicant shall include an engineer with historic preservation expertise to ensure that appropriate shoring and other protective measures are in place for the original portion of the Main Building during demolition and construction of the North Wing. The demolition and shoring plan shall be approved by the City of Los Angeles Office of Historic Resources. (MM D-1)
26. **Cultural Resources (Historic).** The design of the proposed new North Wing shall be approved by the City of Los Angeles Office of Historic Resources and shall meet the Secretary of the Interior's Standards for Rehabilitation. (MM D-2)

27. **Cultural Resources (Historic).** Any proposed maintenance or rehabilitation of the original portion of the Main Building shall comply with the Secretary of the Interior's Standards for Rehabilitation. A Maintenance Plan based on the Secretary of the Interior's Standards for Rehabilitation shall be developed to address the ongoing treatment and maintenance of the Main Building. (MM D-3)
28. **Cultural Resources (Historic).** The Applicant shall nominate the Main Building and its associated site features for listing in the National Register of Historic Places. (MM D-4)
29. **Cultural Resources (Historic).** The Applicant shall produce measured drawings of the Main Building prior to implementation of the Project. The drawings shall become part of the historic record for the building with one set of drawings maintained on-site and a second set provided to the City of Los Angeles Office of Historic Resources. (MM D-5)
30. **Cultural Resources (Historic).** The Applicant shall develop and implement an interpretive program on the Project Site. Components of the interpretive program may include on-site signage or other display(s); information about the historic significance of the Main Building and historic photographs on the Applicant's website; a brochure or other printed material documenting the history of the site; or other programs or materials developed by the Applicant. The Applicant shall provide the City of Los Angeles Office of Historic Resources a plan for the interpretive program prior to implementation. (MM D-6)
31. **Cultural Resources (Historic).** In addition to City of Los Angeles Office of Historic Resources review, a qualified preservation professional who meets the Secretary of the Interior's professional standards shall act as peer review for mitigation monitoring related to rehabilitation, new construction, interpretive programming, and the nomination of the Main Building for listing in the National Register. (MM D-7)
32. **Cultural Resources (Paleontology).** If any paleontological materials are encountered during ground-disturbing activities for construction of the project, all further ground-disturbing activities in the area shall be temporarily diverted and the services of a qualified paleontologist shall then be secured. The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource, as appropriate. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist. (MM D-8)
33. **Geology.** Development of the Project Site shall comply with the construction and design recommendations provided in the site-specific geotechnical report. (PDF E-1)
34. **Geology.** Prior to the issuance of building or grading permits, the Applicant shall submit a final design-level geotechnical, geologic, and seismic hazard investigation report that complies with all applicable state and local code requirements prepared by a qualified geotechnical engineer and certified engineering geologist. The report shall be submitted the Los Angeles Department of Building and Safety, consistent with City of Los Angeles requirements. The site-specific geotechnical report shall include recommendations for

the specific building location and design including those pertaining to site preparation, fills and compaction, foundations, etc. The site specific geotechnical reports shall be prepared to the written satisfaction of the City of Los Angeles Department of Building and Safety. (MM E-1)

35. **Geology.** During construction, non-engineered fills shall be excavated and replaced, as compacted fill properly bunched into suitable materials in accordance with City of Los Angeles requirements, or removed. The suitability of the excavated material for reuse in the compacted fills shall be confirmed during the final design-level, site specific geotechnical investigation. (MM E-2)
36. **Geology.** Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. (MM E-3)
37. **Geology.** Stockpiled and excavated soil shall be covered with secured tarps or plastic sheeting. (MM E-4)
38. **Hazards and Hazardous Materials.** Prior to the issuance of any demolition permit, a lead-based paint survey shall be performed in compliance with applicable federal and State regulations. Should lead-based paint materials be identified, the Applicant shall provide evidence to the Department of Building and Safety demonstrating that the demolition/renovation contract provides that standard handling and disposal practices be implemented pursuant to Occupational Safety and Health Act regulations. If necessary, an Operations and Maintenance Plan shall also be prepared. (MM F-1)
39. **Hazards and Hazardous Materials.** Electrical transformers, hydraulic elevator equipment, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or removal. All equipment found to contain PCBs shall be removed and disposed in accordance with all applicable local, State and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil are recommended. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor. (MM F-2)
40. **Noise (Construction).** Pile drivers and vibratory rollers shall not be used in the construction of the Project. Use of a large bulldozer or hoe ram shall occur a minimum of 15 feet from existing off-site structures. (PDF I-1)
41. **Noise (Construction).** The parking surface of the parking structure shall be textured to reduce tire squeal and associated noise impacts. (PDF I-2)
42. **Noise (Construction).** Prior to the issuance of grading permits for the development of the Project, the Applicant shall provide proof satisfactory to the City Department of Public Works or Department of Building and Safety, as applicable, that all related construction contractors have been required in writing to comply with the City Noise Ordinance, and prior to the development of the Project, the Applicant shall design a Construction Noise Mitigation Plan to minimize the construction-related noise impacts to off-site noise-sensitive receptors. The intent of the Construction Noise Management

Plan is to provide the contractor with measures to reduce noise impacts by up to 15 dBA through implementation of the following: (MM I-1)

- a. Use of temporary sound barriers between the Project construction area and affected receptors, where feasible, which provide 5 to 10 dBA of noise reduction.
- b. Ensure construction equipment is properly muffled according to industry standards.
- c. Ensure construction equipment is in good working condition.
- d. Place noise-generating construction equipment, operate earthmoving equipment, and locate construction staging areas away from vibration- and noise-sensitive uses, where feasible.
- e. Schedule high noise-producing activities to minimize disruption on sensitive uses, where practical.
- f. Implement noise attenuation measures including temporary noise barriers or noise blankets around stationary construction noise sources or along property lines.
- g. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- h. Vehicles in loading and unloading queues shall have their engines turned off after 5 minutes when not in use.
- i. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, notify the School, take appropriate corrective action, and report the action taken to the reporting party and to the school.
- j. Noise monitoring to substantiate compliance with the noise goals.

43. **Noise (Operation).** New mechanical equipment, including heating, ventilation, and air conditioning units, shall be designed to meet the noise limitation requirements of the Los Angeles Municipal Code, Chapter XI, Section 112.02. (PDF I-3)

44. **Noise (Operation).** The composite noise attenuation of the building envelope for the Multipurpose Facility and the Performing Arts Center shall equal or exceed a composite noise attenuation of 40 dBA. (PDF I-4)

45. **Noise (Operation).** Non-operable windows shall be installed on the sides of buildings directly adjacent to Chaparal Street and Barrington Avenue. On the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel. On the Chaparal Parcel, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street. (PDF I-6)

46. **Noise (Operation).** Outdoor Special Events in the Court of Leaders and Arts Plaza shall be limited as follows: (PDF I-7)

- a. Court of Leaders: Monday through Friday 3:00 P.M. to 10:00 P.M. with up to 650 attendees, Saturday 8:00 A.M. to 10:00 P.M. with up to 650 attendees
- b. Arts Plaza: Monday through Friday 3:00 P.M. to 7:00 P.M. with up to 400 attendees, Monday through Friday 7:00 P.M. to 10:00 P.M. with up to 75 attendees, Saturday 8:00 A.M. to 10:00 P.M. with up to 150 attendees.

47. **Noise (Operation).** Use of the proposed underground pedestrian pathway, which would

extend from the underground parking structure to the Multipurpose Facility and the Performing Arts Center shall be required after 8:00 P.M. Monday through Saturday. Guests leaving Special Events and Interscholastic Athletic Competitions in the Multipurpose Facility or the Performing Arts Center after 8:00 P.M. shall be directed by staff to the required use of the underground pedestrian pathway. Additional notification measures may include: signage, temporary rope lines, or other additional notification strategies. (PDF I-8)

48. **Noise (Operation).** The regulation-sized softball field shall be located along the southeast portion of the athletic field so that the softball field is oriented northwest for batters. (MM I-2)
49. **Noise (Operation).** Weekday use of the athletic field shall conclude by 6:00 P.M. Flexibility for overtime shall be permitted for Interscholastic Athletic Competitions. (MM I-3)
50. **Noise (Operation).** Saturday use of the athletic field shall be permitted for four (4) hours between 10:00 A.M. to 6:00 P.M. for ten (10) days per year. Flexibility for overtime shall be provided for the Interscholastic Athletic Competitions. (MM I-4)
51. **Public Services (Fire).** Prior to the issuance of a building permit, a plot plan shall be submitted to LAFD for approval. The plot plan would, at minimum, include the following design features: (PDF J.1-1)
 - a. The campus fire alarm system shall be able to indicate the specific location for LAFD to enter the Project Site when a fire alarm is triggered.
 - b. The fire lane connection from the gated entry on Chaparal Street and along the Court of Leaders shall provide a 28-foot minimum clear width.
 - c. The designated fire lane along the Court of Leaders between the existing Main Building and the proposed Multipurpose Facility over the underground parking garage access shall be H-20 construction.
 - d. One new private fire hydrant located near the northeast corner of the North Wing. The Applicant shall also provide for flexibility in the design of the Project to allow for the installation of an additional public fire hydrant located on Chaparal Street near the existing gated opening along Chaparal Street. As determined by LAFD, the new private fire hydrant shall provide a fire flow of 1,400 gallons per minute at 20-pound-per-square-inch residual pressure.
 - e. The installation of sprinkler systems in each of the proposed buildings.
 - f. A new 8-inch fire service connection to connect the Multipurpose Facility, Visual Arts Center, Performing Arts Center, and proposed private fire hydrant to the existing 6-inch water main on Chaparal Street. The ultimate design and size of infrastructure improvements will be coordinated and approved by LAFD.
 - g. Separate meters and approved backflow prevention devices for the fire and domestic water services on Sunset Boulevard and Chaparal Street.
52. **Public Services (Police).** The Applicant shall implement private security measures including security fencing, lighting, locked entry, and regular security patrols on the Project Site. (PDF J.2-1)
53. **Public Services (Police).** The Project shall increase safety by creating an all-pedestrian campus thereby eliminating the existing pedestrian-vehicular conflicts associated with students crossing the existing surface parking lots to access the athletic field. (PDF

J.2-2)

54. **Public Services (Police).** The Project shall allow all permitted student-driven carpools to park on campus, increasing safety by not having students cross Barrington Avenue and Sunset Boulevard. (PDF J.2-3)
55. **Public Services (Police).** The Project shall include the installation of new security fences and an emergency alert system. (PDF J.2-4)
56. **Public Services (Police).** The Project shall maintain the gated opening along Chaparral Street, which would be used for emergency vehicle access and for service and delivery access to the Multipurpose Facility, Performing Arts Center, and Visual Arts Center. (PDF J.2-5)
57. **Public Services (Police).** The Project shall maintain a closed campus requiring all visitors, guests, and vendors to have appointments prior to being granted access. Full-time security guards shall also be provided during all campus hours. (PDF J.2-7)
58. **Public Services (Police).** The Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit regarding crime prevention features appropriate for the design of the Project and subsequently, shall submit plot plans for the Project for review and comment. (MM J.2-1)
59. **Public Services (Police).** Upon completion of Phase 1, the Performing Arts Center, and Phase 2, the Applicant shall provide the Los Angeles Police Department-West Bureau Commanding Officer with a diagram of each portion of the property, including access routes, and any additional information that might facilitate police response. (MM J.2-2)
60. **Public Services (Police).** The design of new development facing public sidewalks shall consider the Los Angeles Police Department's Design Out Crime Guidelines. (MM J.2-3)
61. **Traffic, Access, and Parking.** The Applicant shall continue to implement a comprehensive Traffic Management Program that would include, but not be limited to, maintenance of an average vehicle ridership of three persons per vehicle; a maximum of 15-student driven carpools consisting of three students in each vehicle with additional carpools permitted consisting of four or more students in each vehicle; restricting students from driving to School alone; and requiring that students who do not ride the bus be dropped off either in a parent-driven carpool or student-driven carpool. To ensure implementation of the Traffic Management Program, the School shall continue to inform parents, students, faculty, and staff in writing on an annual basis of all rules regulating School traffic and parking and would continue to require registration of mode of transportation for students and employees. The School shall continue to coordinate with other schools in the area to schedule classes to avoid peak drop-off and pick-up activity. The School shall further maintain a progressive disciplinary system of enforcement to ensure compliance with the Traffic Management Program. (PDF K-1)
62. **Traffic, Access, and Parking.** The Project Applicant shall coordinate with LADOT to obtain approval for, and fund LADOT installation of a "no right-turn-on-red turn" restriction on the northbound approach of Barrington Avenue at Sunset Boulevard to facilitate eastbound through traffic along Sunset Boulevard and southbound traffic making a left turn to head eastbound on Sunset Boulevard. (PDF K-2)

63. **Traffic, Access, and Parking.** The Project Applicant shall coordinate with LADOT to obtain approval for, and fund LADOT installation of additional “Do Not Block Intersection” signage, potentially on the overhead mast arm, at Sunset Boulevard and Barrington Avenue. (PDF K-3)
64. **Traffic, Access, and Parking.** The Project Applicant shall provide up to \$10,000 for the conduct and implementation of a pedestrian safety study in the immediate vicinity of the Project Site, which would identify improvements to sidewalks, crosswalks, traffic signal equipment, etc., to enhance the safety of pedestrians around the Project Site. (PDF K-4)
65. **Traffic, Access, and Parking.** The Project Applicant shall coordinate with LADOT and neighborhood residents to provide up to \$15,000 for the development and implementation of a traffic calming plan on Chaparral Street between Saltair Avenue and Barrington Avenue to minimize cut-through traffic on this street. (PDF K-5)
66. **Traffic, Access, and Parking.** To minimize its effect on adjacent street traffic during the morning peak hour (i.e., 7:00 A.M. to 8:00 A.M.), the Project Applicant shall require at least 20 percent of employees to arrive outside of the morning peak hour when the student population reaches 470. The Project Applicant shall increase this requirement proportionally as the student population approaches 518 students, at which time, the Project Applicant would require at least 40 percent of employees to arrive outside of the morning peak hour. (PDF K-6)
67. **Traffic, Access, and Parking.** The Applicant shall develop an Event Parking and Transportation Management Plan that shall be employed for all Interscholastic Athletic Competitions and/or Special Events. The Event Parking and Transportation Management Plan shall include appropriate tools to manage and control traffic and parking for the events so that impacts to the surrounding areas are minimized and so that the limits in Mitigation Measure K-2 are enforced. Potential measures could include a parking reservation system to manage attendance, attendant-assisted parking, off-site parking, temporary increases in traffic management and parking personnel as needed, and other measures. This Plan shall be submitted to the Department of Transportation for review and approval 60 days prior to the first Interscholastic Athletic Competition or School Function that occurs on the proposed athletic field, Court of Leaders, Arts Plaza, Multipurpose Facility, Performing Arts Center, or Visual Arts Center. The Plan may be modified to incorporate new technologies or techniques in parking and transportation management. Any such modifications would be submitted to the Department of Transportation for review and approval.

The Plan shall include a parking reservation system designed to implement the arrival vehicle limits in Mitigation Measure K-2 on certain Interscholastic Athletic Competitions and Special Events. The parking reservation system is expected to be a mobile application with an automated parking reservation and ticketing system for those Interscholastic Athletic Competitions and Special Events that are subject to the limits in Mitigation Measure K-2. Guests seeking to attend an Interscholastic Athletic Competition or Special Event without a parking reservation would be denied access to the campus. The mobile application shall include a reporting capability so that system logs can be generated regarding the issued parking reservations.

A report on the effectiveness of the Event Parking and Transportation Management Plan

shall be included in the annual reporting by the Applicant as part of the Traffic Management Program described in Project Design Feature K-1. (PDF K-7)

68. **Traffic, Access, and Parking (Construction).** Use of Haul Route Option B shall be limited to a maximum of 20 total truck trips (10 round truck trips) per hour during excavation and grading for the underground parking garage and Multipurpose Facility. (PDF K-8)
69. **Traffic, Access, and Parking.** The Project Applicant shall raise the percentage of students who are required to utilize the fixed-route bus service from 50 percent to 70 percent. (MM K-1)
70. **Traffic, Access, and Parking.** The Project Applicant shall limit the number of trips generated by guests arriving at or departing from weekday afternoon and Saturday afternoon Special Events and Interscholastic Athletic Competitions as follows: (MM K-2)
 - a. 3:00 P.M.-4:00 P.M. Arrival-Limit the number of vehicles generated by guests arriving at the campus to attend Special Events and Interscholastic Athletic Competitions beginning at 3:30 P.M. or 4:00 P.M., Monday through Friday, to no more than 44.
 - b. 5:00 P.M.-6:00 P.M. Departure-Limit the number of vehicles generated by guests departing from the campus after attending Special Events and Interscholastic Athletic Competitions ending at 5:00 P.M. or 5:30 P.M., Monday through Friday, to no more than 44.
 - c. 5:00 P.M.-6:00 P.M. Arrival-Prohibit guests arriving at the campus to attend Special Events and Interscholastic Athletic Competitions beginning at 5:30 P.M. or 6:00 P.M.
 - d. 6:00 P.M.-7:00 P.M. Arrival-Limit the number of vehicles generated by guests arriving at the campus to attend Special Events beginning between 6:00 p.m. or 7:00 p.m., Monday through Friday, to no more than 126.
 - e. Saturday 1:00 P.M.-2:00 P.M.-Limit the number of number of vehicles generated by guests arriving at the campus to attend Special Events and Interscholastic Athletic Competitions beginning at 1:30 P.M. or 2:00 P.M. on Saturday to no more than 243.
 - f. These limits shall be enforced via measures to be included in the Event Parking and Transportation Management Plan to be developed in accordance with Project Design Feature K-7, such as a parking reservation system to manage attendance.
71. **Traffic, Access, and Parking. Worksite Traffic Control Plan.** The Project Applicant shall prepare a detailed construction worksite traffic control plan, including street and sidewalk closure information and associated detour plans, as necessary and satisfactory to the City. The Worksite Traffic Control Plan shall identify if street and sidewalk closures are necessary, when such closures would occur, and for how long the closure(s) would be in effect. (MM K-4)
72. **Traffic, Access, and Parking. Traffic Management Plan** (MM K-5)
 - a. The Project Applicant shall prepare a detailed construction traffic management plan, including haul routes and staging plans, as necessary and satisfactory to the City. The construction traffic management plan would be based on the nature and timing of the specific construction activities and would include the following elements as appropriate:
 - b. Maintain access for land uses in proximity to the Project Site during Project construction.
 - c. Schedule deliveries and pick-ups of construction materials during non-peak travel

- periods, to the extent feasible.
- d. Coordinate deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time.
 - e. Develop a plan for coordinating access for construction workers, school employees, students, and bus access when school and construction are concurrent.
 - f. Minimize obstruction of through traffic lanes on surrounding public streets.
 - g. Use of flaggers to control construction equipment traffic access to City streets adjacent to the Project Site.
 - h. Identify designated transport routes for haul trucks and heavy trucks to be used over the duration of Project construction.
 - i. Develop a plan for staging trucks prior to arriving at the Project Site. Truck travel on local streets shall be limited to Chaparal Street and Barrington Avenue only; trucks shall not travel on any other local streets serving the neighborhoods surrounding the Project Site. If off-site truck staging is necessary, trucks shall be radioed in from the designated off-site staging area.
 - j. Schedule vehicle movements to ensure that there are no vehicles waiting off-site, with the exception that one to two trucks may stage on Sunset Boulevard in front of the campus, or impeding public traffic flow on the surrounding streets. During peak haul traffic, provide an off-site staging area where trucks would be radioed into the Project Site to avoiding queuing along adjacent streets.
 - k. Establish requirements for loading/unloading and storage of materials on the Project Site.
 - l. Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences at all times.

73. Traffic, Access, and Parking. Parking Plan (MM K-6)

- a. The Project Applicant would prepare a parking plan prior to the commencement of construction activities, which would identify parking locations for the School and construction workers. The Parking Plan would provide the following, as appropriate:
- b. During the construction of the proposed parking garage, parking for the School would be arranged in nearby available off-site parking facilities. The alternate parking location(s) and the method of transportation to and from the Project Site (if beyond walking distance) shall be identified for approval by LADOT 30 days prior to commencement of construction.
- c. Construction worker parking would be accommodated on the Project Site or nearby available off-site parking facilities.
- d. During construction activities when construction worker parking cannot be accommodated on the Project Site, alternate parking location(s) for construction workers and the method of transportation to and from the Project Site (if beyond walking distance) would be identified for approval by LADOT 30 days before commencement of construction.
- e. Provide all construction contractors with written information on where their workers and their subcontractors are permitted to park, and provide clear consequences to violators for failure to follow these regulations. This information would clearly state that no parking is permitted on residential streets in the neighborhoods north and south of Sunset Boulevard.
- f. No construction worker parking would be permitted within 500 feet of the nearest point of the Project Site except in designated areas. The contractor would be responsible for informing subcontractors and construction workers of this requirement, for monitoring compliance of the subcontractors, and if necessary, for

hiring a security guard to enforce these parking provisions. The contractor would be responsible for all costs associated with enforcement of this requirement.

74. **Traffic, Access, and Parking.** The Project Applicant shall develop and submit a Pedestrian Routing Plan to LADOT prior to commencement of construction that identifies safe walking routes to the Project Site. The Pedestrian Routing Plan would, at a minimum, require the following:(MM K-7)
 - a. Maintain pedestrian access for land uses in the vicinity of the Project Site including the residential community surrounding the School.
 - b. Follow generally accepted construction safety standards to separate pedestrians from construction activity.
 - c. If a sidewalk closure becomes necessary, maintain sidewalk access at least along one side of the roadway.
 - d. Provide adequate signage to guide pedestrians.
75. **Traffic, Access, and Parking.** Unrestricted access for school buses shall be maintained on street rights-of-way. (MM K-8)
76. **Traffic, Access, and Parking.** Construction vehicles shall comply with the provisions of the California Vehicle Code, including stopping when encountering school buses using red flashing lights. (MM K-9)
77. **Traffic, Access, and Parking.** Project construction activities shall not endanger passenger safety or delay student drop-off or pick-up due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights. (MM K-10)
78. **Traffic, Access, and Parking.** Project contractors shall maintain ongoing communication with school administrators at affected schools along the haul route, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted. (MM K-11)
79. **Traffic, Access, and Parking.** If necessary, appropriate traffic controls (e.g., signs) shall be installed to ensure pedestrian and vehicular safety during construction. Crossing guards shall be provided when the safety of students may be of concern relative to construction activities at impacted school crossings. (MM K-12)
80. **Traffic, Access, and Parking.** Barriers and/or fencing shall be installed around construction sites to secure construction equipment and the site and to prevent trespassing, vandalism, and attracting nuisances. (MM K-13)
81. **Traffic, Access, and Parking.** Security patrols shall be provided to minimize trespassing, vandalism, and short-cut attractions. (MM K-14)
82. **Utilities (Water Supply).** The Project shall install new on-site water connections, where necessary, to distribute water within the Project Site. (PDF L.1-1)
83. **Utilities (Water Supply).** Improvements to the existing fire water system shall be designed and constructed to meet a minimum fire flow of 1,400 gallons per minute with a residual pressure of 20 pound per square inch. (PDF L.1-2)
84. **Utilities (Water Supply).** The Project shall implement the following water conservation

features: (PDF L.1-3)

- a. Use of high-efficiency irrigation systems, including centralized and weather-responsive irrigation controls, drip irrigation, and high-efficiency spray heads for turf areas.
- b. Maximized use of native/adapted/drought tolerant plants.
- c. Use of artificial turf on the proposed athletic field.
- d. High-efficiency plumbing fixtures, including: low-flow lavatory faucets with a flow rate of 0.2 gallons per cycle; kitchen faucets with a flow rate of 1.8 gallons per minute; and high-efficiency toilets (1.28 gallons per flush) and urinals (0.5 gallon per flush).

85. **Utilities (Wastewater).** Prior to the development of a new building, the capacity of the on-site sanitary sewers serving the building shall be evaluated based on applicable Bureau of Sanitation and California Plumbing Code standards and new sanitary sewer lines and connections shall be installed on-site as necessary to accommodate proposed flows. (PDF L.2-1)

86. **Utilities (Wastewater).** Necessary Project sanitary sewer lines and connections shall be designed and constructed to conform to the applicable Bureau of Sanitation and California Plumbing Code standards. (PDF L.2-2)

F. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except as modified by conditions of this grant.
3. **Covenant and Agreement.** Prior to the issuance of any permits relative to this matter, a Covenant and Agreement concerning all the information contained in these conditions, including the Exhibits, shall be recorded in the County Recorder's Office. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** The grant pages and all the conditions of approval of the approved entitlements shall be printed on the building plans submitted to the Department of City Planning Department and the Department of Building and Safety.

7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning City Planning Commission, Area Planning Commission, or Board.
9. **Mitigation Monitoring.** The Applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, and in accordance with the Mitigation Monitoring Program, as to the area of responsibility, phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.
10. **Utilization of Approval.** The privileges of this approval shall be considered utilized upon the earlier of (1) the School's implementation of the operational conditions of this Vesting Conditional Use grant following recordation of the City Covenant acknowledging and agreeing to comply with the terms of this Vesting Conditional Use grant; (2) placement and maintenance of a sign as set forth in LAMC Section 12.25.A.3.a for independent schools; or 3) issuance of a building permit or other permit from the Department of Building and Safety for development of new facilities authorized by this Vesting Conditional Use grant.

FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Brentwood–Pacific Palisades Community Plan, updated and adopted by the City Council on June 17, 1998. The Plan designates the subject property as Very Low II Residential with corresponding zones of RE15 and RE11 and Medium Residential with corresponding zone R3. The existing zoning is consistent with the land use designation of the General Plan, as reflected in the adopted community plan.
2. **General Plan Text.** The Brentwood–Pacific Palisades Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Goal 6 *APPROPRIATE LOCATIONS AND ADEQUATE FACILITIES FOR SCHOOLS TO SERVE THE NEEDS OF EXISTING AND FUTURE POPULATION.*

Objective 6-1 *To site schools in locations complementary to existing land uses and community character.*

Policy 6.1.1 *Encourage compatibility in school locations, site layout and architectural design with adjacent land uses and community character.*

The project has and will continue to meet the above goal, objective, and policy of the Brentwood–Pacific Palisades Community Plan by providing an opportunity for improving an existing school site as needed in order to serve the existing community. The proposed Archer Forward Plan will provide an upgraded and regionally competitive campus for 6th through 12th grade girls. The existing private school and development of the subject property to accommodate the subject school complex will provide an alternative to public schools in the area and enhance the attractiveness of the existing institution.

The Project proposes to upgrade its educational, athletic, and arts facilities as well as moving parking and vehicular circulation underground to improve the experience for its users and carefully buffer the impacts with its neighbors. The campus serves a regional base of students that will benefit from its planned facilities. These uses have been thoroughly considered by the applicant when designing the campus layout. The school buildings have been properly sited with placement of the vehicular access, drop-off area, and parking moved underground, a landscape treatment that obscures noise and the view of the campus from nearby residences, and careful siting of and architectural design of the buildings to maintain an appropriate scale with the neighborhood and focus activity away from the periphery of the campus.

3. **Charter Findings:** Pursuant to Section 556 of the City Charter, the subject Vesting Conditional Use is in substantial conformance with the purposes, intent and provisions of the General Plan. The Los Angeles Municipal Code permits the filing, review, and determination of vesting conditional use applications as outlined in Section 12.24. The required findings of fact are made herein and the decision maker may act appropriately.

B. Vesting Conditional Use Findings in Accordance with Section 12.24.T of the LAMC:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The improvements proposed as part of Archer Forward: Campus Preservation and Improvement Plan would allow Archer to maintain and enhance its academic, artistic, and athletic activities providing greater and enhanced educational experiences for Archer's students, thereby providing a service that enriches and benefits the students, the community, the City, and the region as a whole. Archer Forward would provide Archer's students with modern facilities for academics, athletics, and the arts that are critical to positioning the School for continued success.

Specifically, the Project would provide appropriately-sized and dedicated instructional space to optimize academic, fine arts, performing arts, and athletic programs offered to the student body. The Project would allow the School to modernize and reconfigure instructional space. As the Main Building was designed in 1931 as a women's dormitory, Archer is challenged to continue fulfilling its educational mission within its confines. In particular, the existing classrooms, most of which were created by joining two dormitory rooms, are not properly sized or proportioned to accommodate the needs of today's academic programs. By reconfiguring instructional space through the North Wing Renovation, Archer will incorporate current technologies in the classroom, address the needs of students, and foster academic excellence just as other independent schools in the area have modernized their facilities. Further, the Archer campus does not currently have an indoor space where the entire School can meet together, and the space for athletics, performing arts, and visual arts is very limited. Due to the inadequate athletic and visual and performing arts spaces, Archer currently rents off-site venues for athletic practices and competitions and arts performances. These off-site venues require the students to be bused, adding to traffic congestion and reducing instructional time. The Project would bring these activities onto the campus, fostering an improved educational experience. The mission and future of the School necessitate that the School have a single unified campus in order to achieve academic synergies and attain efficiencies in meeting educational objectives. Implementation of the Project would further unify the campus and eliminate operational challenges by removing the necessity of locating athletic practices, Interscholastic Athletic Competitions, and Special Events such as arts performances off-site. Accordingly, the Project is necessary to allow Archer to continue providing the essential and beneficial service of all-girls education in West Los Angeles.

In addition to the educational value that Archer provides, the School's exemplary Traffic Management Program provides a model for strategies to reduce the traffic impacts of operating a school. Archer's existing conditional use permit ("CUP") (ZA 98-158(CUZ)(PA4)) imposes the most stringent transportation conditions for an independent school in the City, and Archer Forward proposes to exceed these already-high standards. Currently, Archer's existing Traffic Management Program guides transportation options for getting to the School and serves to reduce the number of trips to and from the campus. As part of this program, Archer permits a maximum of 15 student-driven carpools consisting of three or more students in each vehicle. Additional student carpools are permitted consisting of four or more students in each vehicle. In addition, Archer is required to use vans/buses to transport at least 50 percent of the student enrollment on a daily basis. Archer further restricts students from driving to School alone and requires that a parent also may not drive a student to School alone. Students who do not ride the bus are required to be dropped off either in a parent-driven carpool or student-driven carpool. All students also pay a yearly School fee to support the School's busing program, which Archer would continue to operate as part of the Project. Per Archer's Traffic Management Program, School-operated vans and buses are required to enter and exit the campus via Sunset Boulevard only. Archer also requires any School-operated van and bus and all other vehicles that bring students to the School and take them home, to park, load, and unload students within

the campus. Archer's Traffic Management Program further prohibits van/bus and parent drop-offs on neighboring streets. In addition, except for those occasions when on-site parking is not sufficient, all faculty, administrators, other employees, students and visitors are instructed by the School to park on-site. If off-site parking is required, the School instructs drivers to park at off-site locations that the School secures. Off-site parking is not permitted on residential streets. To ensure implementation of the Traffic Management Program, the School informs parents, students, faculty, and staff in writing on an annual basis of all rules regulating School traffic and parking and requires registration of mode of transportation for students and employees. Further, the School requires parents, students, faculty, and staff to acknowledge acceptance of the rules as included in the annually updated "Student/Parent Handbook." In addition, the School maintains a progressive disciplinary system of enforcement to ensure compliance with the Traffic Management Program.

As part of Archer Forward, the School would continue to implement its comprehensive Traffic Management Program that encourages the reduction of vehicle trips. To minimize its effect on adjacent street traffic during the morning peak hour, Archer would require at least 20 percent of employees to arrive outside of the morning peak hour when the student population reaches 470. Archer would increase this requirement proportionally as the student population approaches 518 students, at which time Archer would require at least 40 percent of employees to arrive outside of the morning peak hour. Archer would also develop an Event Parking and Transportation Management Plan that would be employed for Interscholastic Athletic Competitions and Special Events. The Event Parking and Transportation Management Plan would include appropriate tools to manage and control traffic and parking. Further, as mitigation, the Project would increase the percentage of students who are required to use the fixed-route, daily bus service from 50 percent to 70 percent. As additional mitigation, the Project would require Archer to limit the number of trips generated by guests arriving at or departing from Special Events and Interscholastic Athletic Competitions. To verify the efficiency and compliance with trip caps and The Event Parking and Transportation Management Plan, the Applicant has been conditioned to secure a third party independent compliance monitor to prepare the first annual compliance report. This condition will alleviate some of the concerns from the community that due to limited City resources, they often become the "de facto" mitigation monitors. This condition, in combination with the elements of Archer Forward's Traffic Management Program would minimize Archer's effect on traffic in the adjacent community, which provides an essential benefit to that immediate area. Furthermore, Archer Forward would set a standard of Traffic Management Program requirements for independent schools, which if incorporated by other schools in the community and throughout the City, could improve traffic conditions throughout the community, City, and region. By establishing this precedent and reducing the School's traffic impacts, Archer Forward would provide a beneficial service to the community, City, and region.

The Project also will enhance the built environment in the surrounding neighborhood by providing: a visually unified campus with buildings that respect the scale and character of the surrounding area; enhanced landscaping and green space that contribute to the beautification of the streetscape; and an underground parking structure that reduces noise, shields cars from view, and improves circulation on and around the Project Site.

The Project seeks to add high aesthetic and cultural value to the Brentwood community by designing and building an architecturally-significant campus. The Project provides for buildings that are at once artful and contemporary, yet highly complementary to the Spanish Colonial Revival Style of the existing Main Building. The use of wood for trim and special architectural features echoes the look of the historic building and adds warmth and natural beauty to the contemporary forms. The new School buildings would be proportioned to modulate height and maintain the residential street scale and character when viewed from Chaparal Street and Barrington Avenue. Views of the campus from Sunset Boulevard would

remain unchanged since the North Wing Renovation, Multipurpose Facility, the Performing Arts Center, and the Visual Arts Center would not be visible from Sunset Boulevard. The buildings would be designed with features to shield neighboring uses from internal campus activities and noise, including having no operable windows that open on the sides of buildings directly adjacent to Chaparal Street. In addition, on the Campus Portion of the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel; and on the Chaparal Parcel, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street.

The Project has been designed to minimize building footprints and increase green space within the campus. To create space on the Project Site for green space, as well as academic, athletic, and arts programs, the Project proposes an underground parking structure and partially-subterranean buildings. Extensive new landscaping and landscaped gardens, courtyards, plazas, and pedestrian paths would be located throughout the Project Site and would include a North Garden adjacent to the Multipurpose Facility. Through such open space areas, the buildings and the landscape within the campus would be integrated to provide for clearly defined pathways and an improved campus experience. The existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained.

Archer would provide extensive new landscaping and trees throughout the Project Site to buffer campus uses and add greenery to the neighborhood. The Project would provide additional trees along Chaparal Street and a second row of trees on the south side of the northern site wall to create a double row of landscaping along Chaparal Street. The Project would install an enhanced landscape buffer along the western property boundary of the campus between the athletic field and adjacent residential properties to the west. In addition, the planting area between the southern edge of the underground parking structure and the southern property line would be 22 feet wide and accommodate a landscape buffer that would enhance the views from neighboring apartments to the south. The Campus Portion of the Barrington Parcel will include a 25-foot wide landscaped rear yard with a continuous row of trees between the Visual Arts Center and the apartment building to the south on Barrington Avenue and a 20-foot wide landscaped side yard with a continuous row of trees and planter wall along the eastern property line between the Visual Arts Center and the Residential Portion of the Barrington Parcel. Following Project construction, the Residential Portion of the Barrington Parcel, would be landscaped to enhance and ensure consistency with the residential character of the neighborhood. The existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained. Through such landscaping and open space areas, the buildings and the landscape within the campus would be integrated to provide for clearly defined pathways and an improved campus experience. At build out, approximately 74 percent of Archer's campus will be open space.¹ The proposed landscaping and open space would enhance and ensure the Project's consistency with the residential character of the neighborhood.

The Project also would improve parking conditions around and on campus by increasing the School's on-site parking, circulation, and queuing capacity. Primary access to the Project Site would be unchanged and would continue to be from Sunset Boulevard. Upon entering the School from the southeast corner along Sunset Boulevard, vehicles could drop off at the Main Building front steps or access the new underground parking structure down the east driveway ramp to the arrival plaza. From the end of the arrival plaza, vehicles would either turn left and exit the School from the west driveway ramp to Sunset Boulevard or proceed into the parking structure to park. The new approximately 85,500-square-foot underground parking structure would increase the on-campus capacity for vehicle parking and queuing. The parking structure

¹ The open space calculation does not include the Residential Portion of the Barrington Parcel.

would accommodate on-campus parking in one location by providing approximately 185 parking spaces, expandable to 208 parking spaces with the use of tandem spaces and to 251 parking spaces with an attendant), which would exceed the Code-required parking spaces and the daily demand for parking for all but the largest Special Events. Additionally, an arrival plaza would be developed in conjunction with the proposed underground parking structure to provide sufficient on-site queuing for student pick-up and drop-off, creating space for buses and vehicles to queue within the campus. All vehicles that bring students to the School and take them home will continue to be required to park, load, and unload students within the Project Site and not on any adjoining streets. In addition, Archer proposes to widen the existing circular driveway on both the east and west sides to improve site access and allow for dedicated right- and left-turn lanes at the exit at Sunset Boulevard. Pedestrians would continue to primarily access the Project Site via Sunset Boulevard. To access bicycle parking, bicycles may access the Project Site along Sunset Boulevard or Chaparal Street.

As explained above, the underground parking structure would meet the parking demand on site for all, but the largest Special Events, which frees up parking for Brentwood merchants and reduces the need for pedestrians to cross Sunset Boulevard and Barrington Avenue, enhancing community safety. In addition, subterranean parking would allow Archer to have an all-pedestrian campus, which would improve on-site pedestrian circulation and enhance safety by providing an all-pedestrian campus at grade level and eliminating the pedestrian-vehicular conflicts associated with students crossing the existing surface parking lots to access School facilities. The underground parking structure would also decrease vehicle noise by keeping cars underground and have an aesthetic benefit, since the cars would be parked out of sight. To reduce the need for energy-consuming and noise-producing mechanical ventilation equipment, the underground parking structure would be sustainably designed and naturally ventilated. The underground parking structure would provide an entry to campus through the North Garden, which would serve as the transition between the parking level and campus level. The North Garden would be accented with a garden and overlook area with seating, planted steps, an open lawn, a variety of shade trees with landscaped paths and perimeter seat walls, and steps leading to the parking structure. The North Garden would provide a safe and welcoming point of arrival and an ample safe area for student pick-up and drop-off. Finally, as described above, by putting parking underground, Archer can devote space to academic and athletic programming and create additional green space on campus.

By creating a visually unified campus designed to respect the scale and character of the surrounding neighborhood, providing enhanced landscaping and green space, and creating an underground parking structure, Archer Forward would not just reduce the effects of the School, but it would actively enhance the built environment in the surrounding neighborhood.

Accordingly, for the reasons discussed above, the Project would enhance the built environment in the surrounding neighborhood and would perform a function and provide a service that is essential and beneficial to the community, city, and region.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The City first approved Archer's original CUP in 1998 (Case No. ZA 98-0158(CUZ)), and the School has operated at its current location since 1999. Over the past fifteen years, Archer has applied for and received four Plan Approvals as required by its CUP to demonstrate continued compliance with its conditions. In January 2001, October 2004, November 2007, and most recently in July 2013, the Zoning Administrator determined that Archer substantially complied with the terms and conditions of approval established in its CUP.

Schools are permitted to, and frequently do, use residentially zoned properties for school purposes. Many independent schools throughout the City of Los Angeles are located in single-family residential neighborhoods. Recognizing that schools are in residential neighborhoods, close to children, the Los Angeles Municipal Code allows independent schools to use residential properties for school purposes through a conditional use permit. Accordingly, independent school uses are permitted on the entire Project Site, including the Chaparal Parcel and the Campus Portion of the Barrington Parcel, by conditional use in the R3-1 and RE11-1 zones pursuant to LAMC Sections 12.24.T.3(b) and 12.24.U.24(b). Approval of continued independent school use of the site and the inclusion of the Chaparal Parcel and Campus Portion of the Barrington Parcel within the campus, while keeping the underlying residential zoning, would not adversely affect any development in the community, as the lots within the vicinity of the Project Site currently are located in the neighborhood with Archer.

The Project will not adversely affect or degrade adjacent properties. Views of the campus from Sunset Boulevard would remain unchanged since the North Wing Renovation, Multipurpose Facility, the Performing Arts Center, and the Visual Arts Center would not be visible from Sunset Boulevard. The proposed Performing Arts Center on the Chaparal Parcel and Visual Arts Center on Campus Portion of the Barrington Parcel would each comply with the LAMC's height regulations, as well as the required front yard, side yard, and rear yard setback. The buildings would be designed with features to shield neighboring uses from internal campus activities and noise, including having no operable windows that open on the sides of buildings directly adjacent to Chaparal Street. In addition, on the Campus Portion of the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel; and on the Chaparal Parcel, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street. Furthermore, fences, walls, and landscaping along the perimeter of campus are proposed to provide an additional buffer for the benefit of nearby properties.

Finally, the total existing and proposed floor area as defined by LAMC Section 12.03 would develop approximately 21 percent of the Project Site's total allowable floor area.² As confirmed in a memo from Ken Gill, Assistant Engineering Bureau Chief, Department of Building and Safety, dated October 15, 2014, and found in the Project administrative file, although Section 12.07.01.C.5 of the LAMC indicates a residential floor area ratio (FAR) of 35 percent for an RE11 zone, this FAR would not apply to a school in the RE11 zone as the reference is to residential floor area only, and Archer is not proposing to build dormitories or any other residential uses. Thus the standard FAR of 3:1 would apply. As described further below, the Project's design will ensure that its size and appearance is compatible with the surrounding scale and character of the neighborhood.

The Project would create a visually unified campus with buildings designed to respect and maintain the residential scale and character of the surrounding area. The Project seeks to add high aesthetic and cultural value to the Brentwood community by designing and building an architecturally significant campus. The Project provides for buildings that are artful and contemporary, yet highly complementary to the Spanish Colonial Revival Style of the existing Main Building. The use of wood for trim and special architectural features echoes the look of the historic building and adds warmth and natural beauty to the contemporary forms. The new school buildings would be proportioned to modulate height and maintain the existing street scale and character. The Project has been designed to minimize building footprints and increase green space within the campus. Extensive new landscaping and landscaped gardens,

² The total allowable floor area calculation does not include the Residential Portion of the Barrington Parcel.

courtyards, plazas, and pedestrian paths would be located throughout the Project Site and would include a North Garden adjacent to the Multipurpose Facility. Through such open space areas, the buildings and the landscape within the campus would be integrated to provide for clearly defined pathways. The existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained.

To further create open space and programming opportunities at grade on the Project Site, parking is proposed in a new, approximately 85,500-square-foot underground parking structure within the western portion of the campus. The parking structure would accommodate all on-campus parking in one location and would provide approximately 185 parking spaces, expandable to 208 parking spaces with the use of tandem spaces and to 251 parking spaces with an attendant, which would exceed the Code-required parking spaces and the daily demand for parking for all but the largest Special Events. The underground parking structure would meet the parking demand on site for all but the largest Special Events, which frees up parking for Brentwood merchants and reduces the need for pedestrians to cross Sunset Boulevard and Barrington Avenue, enhancing community safety. In addition, subterranean parking would allow Archer to have an all-pedestrian campus, which enhances safety for students and visitors, decreases vehicle noise by keeping cars underground, and provides an aesthetic benefit since the cars would be parked out of sight. To reduce the need for energy-consuming and noise-producing mechanical ventilation equipment, the underground parking structure would be sustainably designed and naturally ventilated. As described in more detail in the finding above, through increasing Archer's on-site parking, circulation, and queuing capacity, the Project would also improve traffic and parking conditions in the vicinity of the Project Site.

From its initial establishment, the School has operated on the site under the requirements of a CUP. With the approval of a new CUP and the other concurrent entitlement requests, the School would continue to be subject to numerous stringent conditions of approval, which would ensure that the School's operation and its facilities would remain compatible with the residences in the vicinity of the campus. Proposed conditions in the new CUP will outline strict standards for compliance and continue to define clear limitations on school operations. In addition, the proposed CUP will define maximum enrollment, with no change from the existing enrollment cap of 518 students for at least 20 years.

In addition to the educational value that Archer provides, the School's exemplary Traffic Management Program provides a model for strategies to reduce the traffic impacts of operating a school. Archer's existing conditional use permit ("CUP") (ZA 98-158(CUZ)(PA4)) imposes the most stringent transportation conditions for an independent school in the City, and Archer Forward proposes to exceed these already-high standards. Currently, Archer's existing Traffic Management Program guides transportation options for getting to the School and serves to reduce the number of trips to and from the campus. As part of this program, Archer permits a maximum of 15 student-driven carpools consisting of three or more students in each vehicle. Additional student carpools are permitted consisting of four or more students in each vehicle. In addition, Archer is required to utilize vans/buses to transport at least 50 percent of the student enrollment on a daily basis. Archer further restricts students from driving to School alone and requires that a parent also may not drive a student to School alone. Students who do not ride the bus are required to be dropped off either in a parent-driven carpool or student-driven carpool. All students also pay a yearly School fee to support the School's busing program, which Archer would continue to operate as part of the Project. Per Archer's Traffic Management Program, School-operated vans and buses are required to enter and exit the campus via Sunset Boulevard only. Archer also requires any School-operated van and bus and all other vehicles that bring students to the School and take them home, to park, load, and unload students within the campus. Archer's Traffic Management Program further prohibits van/bus and parent drop-offs on neighboring streets. In addition, except for those occasions when on-site parking is not sufficient, all faculty, administrators, other employees, students and visitors are instructed by the

School to park on-site. If off-site parking is required, the School instructs drivers to park at off-site locations that the School secures. Off-site parking is not permitted on residential streets. To ensure implementation of the Traffic Management Program, the School informs parents, students, faculty, and staff in writing on an annual basis of all rules regulating School traffic and parking and requires registration of mode of transportation for students and employees. Further, the School requires parents, students, faculty, and staff to acknowledge acceptance of the rules as included in the annually updated "Student/Parent Handbook." In addition, the School maintains a progressive disciplinary system of enforcement to ensure compliance with the Traffic Management Program.

As part of Archer Forward, the School would continue to implement its comprehensive Traffic Management Program (TMP) that encourages the reduction of vehicle trips. To minimize its effect on adjacent street traffic during the morning peak hour, Archer would require at least 20 percent of employees to arrive outside of the morning peak hour when the student population reaches 470. Archer would increase this requirement proportionally as the student population approaches 518 students, at which time Archer would require at least 40 percent of employees to arrive outside of the morning peak hour. Archer would also develop an Event Parking and Transportation Management Plan that would be employed for Interscholastic Athletic Competitions and Special Events. The Event Parking and Transportation Management Plan would include appropriate tools to manage and control traffic and parking. Further, as mitigation, the Project would increase the percentage of students who are required to use the fixed-route, daily bus service from 50 percent to 70 percent. As additional mitigation, the Project would require Archer to limit the number of trips generated by guests arriving at or departing from Special Events and Interscholastic Athletic Competitions. Further, the School will be required to hire, at its own expense, an independent third-party compliance monitor for preparation of its first annual TMP compliance report. Taken together, the elements of Archer Forward's Traffic Management Program would minimize Archer's effect on traffic in the adjacent community, which provides an essential benefit to that immediate area.

To ensure that traffic related to School operations does not adversely affect or further degrade traffic in the surrounding neighborhood, a condition was established for an annual aggregate trip cap of 3,145 vehicles for Special Events beginning during the weekday peak hour of 6:00 P.M. to 7:00 P.M. As noted by Councilmember Mike Bonin, "[t]his trip cap was reached by multiplying the total number of events Archer currently can have starting between 6-7 pm on weekdays by the existing average number of vehicles per event as analyzed in the EIR."³ Similarly, athletic tournaments were prohibited "to further minimize the number of visitors to campus."⁴

The Los Angeles Municipal Code provides that height is measured from "the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building." (LAMC § 12.03.) LAMC Section 12.21.1 provides that new buildings within Height District 1 that are located within the RE-11 zone may not exceed 36 feet except when the roof of the uppermost story of a building or structure or portion of a building or structure has a slope of less than 25 percent, in which case the maximum height may not exceed 30 feet. The School requests a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the North Wing, which would have a roof slope of more than 25 percent but exceed the height limit of 36 feet. The School requests a modification of the height regulations pursuant to LAMC Section 12.24 F for

³ City of Los Angeles District 11 Councilmember Mike Bonin, Exhibit 2 of April 22, 2015 letter, placed in the administrative file.

⁴ Ibid.

the height of the Multipurpose Facility, which would have a roof slope of less than 25 percent and would be taller than 30 feet in height.

The North Wing of the Main Building will be renovated to provide upgraded, larger classrooms and improved lighting, air conditioning, and information technologies. A kitchen, a faculty workroom, offices, and ancillary restrooms and storage will be included. The new roof would include an all-new framing concept that would allow mechanical wells to be located along the center of the North Wing to shield neighboring uses from the view of and noise from air conditioning equipment. To provide for the upgraded mechanical areas and associated screening, the height of the new North Wing would necessarily increase by approximately 8 feet 9 inches to a maximum height of 41 feet-4 inches when measured from the lowest point of the existing grade adjacent to the Main Building, which is approximately the same height as the existing Main Building. Notwithstanding, the height of the North Wing Renovation would measure and visually appear an average of 31 feet-4 inches from the finished grade at the Court of Leaders, i.e., from the portion of the Project Site adjacent to the North Wing and that is within the RE-11 zone and the place from which pedestrians and the adjacent properties to the north, east, and west will experience the building. The upgraded mechanical areas and screening serve to mitigate any visual or noise concerns associated with air conditioning equipment. In addition, the North Wing Renovation would not be visible from Sunset Boulevard. Therefore, the granting of relief of the building height regulations for the North Wing pursuant to LAMC Section 12.24 F would be appropriate for this Project and would be compatible with the surrounding neighborhood and will not adversely affect or further degrade adjacent properties or the public health, welfare, and safety.

The Multipurpose Facility proposes to provide indoor athletic facilities for Middle School and Upper School students on two floors and to support the only space for entire School assemblies in the Upper School gymnasium space. The Multipurpose Facility's height is necessary to accommodate two regulation gyms for playing both volleyball and basketball. Each gymnasium space is designed to host regulation CIF basketball and volleyball games, which require a minimum overhead clearance of 25 feet for basketball and 23 feet for volleyball under the National Federation of State High School Associations (NFHS) standards, which CIF follows. An additional five feet is needed for structural and mechanical systems resulting in floor-to-ceiling height requirements for each gymnasium of 30 feet. Within each of the gymnasium spaces, a portion of the area would include two levels for ancillary functions, such as restrooms, staff offices, locker rooms, and cardio-aerobic areas. The Middle School gymnasium space would be located below grade, and partially open to the sunken North Garden to the west, with the Upper School gymnasium space above. The North Garden would serve as an open space transition from the Multipurpose Facility's Middle School gymnasium space to the proposed underground parking structure.

The Multipurpose Facility would measure 36 feet in height from grade but appear 28 feet in height from most public vantage points. When measured from the lowest point of adjacent grade on the south elevation of the building, the Multipurpose Facility would have a maximum height of 36 feet above grade, which is consistent with the surrounding single-family residences and the current CUP for Archer. Issued in 1998, the existing CUP permitted a new gymnasium with a height of 36 feet, but Archer never built this gym. Because of the unique, below-grade and open design of the Multipurpose Facility with its sunken North Garden, the maximum height of the Multipurpose Facility would be 36 feet plus 10 feet (a total of 46 feet pursuant to LAMC § 12.03) to account for the sunken North Garden. The maximum elevation of the building is consistent with a 36-foot-tall building in the surrounding neighborhood. Due to the sloping nature of the site's natural topography, when measured along Chaparal Street, the Multipurpose Facility will only present as 28 feet high relative to Chaparal Street, which is lower than the permitted height for the surrounding neighborhood homes and is lower than many of the existing street trees. Further, of the 11 single-family residences along Chaparal Street either adjacent to

or across from Archer, 5 have heights greater than 28 feet, and the tallest reaches more than 33 feet above grade. Therefore, the granting of relief of the building height regulations for the Multipurpose Facility pursuant to LAMC Section 12.24 F would be appropriate for this Project at this site and would maintain the Project's compatibility with the surrounding neighborhood and will not adversely affect or further degrade adjacent properties or the public health, welfare, and safety.

The School requests relief from the fence height regulations to permit fences/gates/walls up to eight feet in height within the required front yard along Chaparal Street in lieu of the three and one-half feet otherwise permitted in the front yard as established by LAMC Section 12.21.C1.g. In addition, the School is requesting to permit fences/gates/walls up to eight feet high along the Chaparal Street side and rear yards, and the Campus Portion of the Barrington Parcel side and rear yards⁵ in lieu of the six feet otherwise permitted in the side and rear yards as established by LAMC Section 12.21.C1.g. The granting of the modification to the fences/gates/wall would be consistent with the existing campus and many residences and schools throughout the City. The fences/gates/walls would not block views and would provide visual screening of the campus and reduce visibility of campus improvements from neighboring streets. The walls would be heavily landscaped, consistent with the existing wall on Chaparal Street, to provide natural masking and enhance compatibility with existing and future neighborhood properties. The walls would provide a buffer for the benefit of nearby properties and the security of the students and would therefore be compatible with and will not adversely affect the adjacent and neighboring properties.

LAMC Section 12.21.C.3.b provides that for schools in R Zones, "the combined widths of the two side yards on an interior lot shall be not less than 40% of the width of the lot, but need not exceed 50 feet, and on either an interior lot or a corner lot the side yard adjoining another lot in an "RA" or "R" Zone shall be not less than ten feet in width." Along Chaparal Street the required combined width of the two side yards is 50 feet. The School proposes to satisfy the 50 foot requirement with a 30 foot side yard along the western side yard and a 20 feet side yard along the east side yard. The Campus Portion of the Barrington Parcel will maintain a 20 foot side-yard setback from the Residential Portion of the Barrington Parcel (consistent with the east side yard along Chaparal Street) in compliance with the setback requirements.

In addition, as part of the Project, Archer proposes to slightly modify the LAMC area regulations pursuant to LAMC Section 12.24 F for projections into yards such as soccer goals, sports netting, and bleachers. In the western side yard along Chaparal Street the Project proposes the continued use of a soccer goal that is 24 feet long x 8 feet high x 10 feet deep, a 30 foot high protective sports net to ensure that balls do not enter adjacent properties, and one electronic scoreboard. Along the Chaparal Street front yard, the Project proposes to place two exit stairs from the subterranean parking garage, surrounded by concrete site walls; an emergency exit stairway enclosure; a 120-foot long by 5-foot wide air intake grill for the subterranean parking garage; prefabricated bleachers; an emergency vehicle gate from Chaparal Street; a DWP transformer and emergency generator enclosure; bicycle racks; and an emergency access stairway at the northeast corner of the Project site. The projections and encroachments on the Chaparal Street rear yard would include, but are not limited to, an opening to the subterranean parking garage and an emergency access stair from the subterranean parking garage. Additional hardscape and landscape improvements, along with additional minor projections into the yards, are detailed in the site plan for the Project. The proposed minor projections would be compatible with and will not adversely affect or further

⁵ For the Barrington Parcel, side and rear walls and fences up to eight feet in height are only proposed for the Campus Portion of the Barrington Parcel. The Campus Portion of the Barrington Parcel and the Residential Portion of the Barrington Parcel would be separated by an eight foot high fence.

degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The Archer School, as proposed will improve the functionality of the school, but consideration should be given to the adjacent residents and surrounding community in terms of the future expectations of the School. Therefore, a master plan that spans a 20-year period is appropriate for this location and its operation. The Project, as conditioned herein, creates a harmonious balance between the built environment and its operations. Any additional expansion of the site or increase in enrollment may disrupt this delicate balance. Therefore, a condition to cap future improvements and increase in enrollment for 20 years has been included as part of the conditions of approval. This condition will ensure the School continues to be a good neighbor and provides assurances to the community they can enjoy an extended period of quietude without construction activities or degradation of traffic as it relates to the Archer School.

For the reasons stated above and throughout these findings, the Project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Project is in substantial conformance with the purposes, intent and provisions of the General Plan and the Brentwood-Pacific Palisades Community Plan ("Community Plan"). There is no specific plan that applies to the Project.

The primary objective of the Project is to provide Archer with modern facilities to continue fulfilling its educational mission, now and in the future. Upon completion of the Project, and consistent with Archer's existing CUP, the proposed improvements would provide permanent and upgraded facilities to accommodate the educational needs of up to 518 middle school and high school students from throughout Brentwood, the Pacific Palisades, West Los Angeles, and neighboring communities. The Project does not propose to increase the existing enrollment cap. The proposed improvements would provide increased educational opportunities for residents of the area. The General Plan Framework Element and the Brentwood-Pacific Palisades Community Plan call for providing adequate facilities for schools to serve the needs of the existing and future population in locations complementary to existing land uses and community character. Therefore, the proposed use as an independent, all-girl, middle school and high school is consistent with the General Plan and Community Plan. The Project's consistency with the General Plan's Framework Element and the Community Plan are more fully discussed below.

a. Framework Element

The General Plan's Framework Element establishes the City's long-range comprehensive growth strategy and provides a Citywide context to guide local planning, including future amendments to the City's community plans, zoning ordinances, and other pertinent programs. The Framework Element encourages residential and commercial growth along boulevards and corridors. The Framework defines Citywide policies for land use, housing, urban form and neighborhood design, open space and conservation, economic development, transportation, and infrastructure and public services.

Land Use

<u>Policy 3.1.4</u>	<i>Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram (Figures 3-1 to 3-4) and Table 3-1.</i>
<u>Objective 3.2</u>	<i>Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.</i>
<u>Policy 3.2.4</u>	<i>Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.</i>
<u>GOAL 3B</u>	<i>Preservation of the City's stable single-family residential neighborhoods.</i>
<u>Objective 3.5</u>	<i>Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.</i>

Housing

<u>Objective 4.3</u>	<i>Conserve scale and character of residential neighborhoods.</i>
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The northern portion of the Project Site along Chaparal Street and the Barrington Parcel is designated for Very Low II Residential uses, while the southern portion of the Project Site along Sunset Boulevard is designated for Medium Residential uses on the General Plan Framework Long Range Plan Land Use Diagram. As set forth in Table 3-1 in the General Plan Framework, typical development characteristics of the Single-Family Residential category, which includes uses designated for Very Low II Residential, includes the development of single-family dwelling units as well as supporting uses such as parks, schools, and community centers. Similarly, the Multi-Family Residential category, which includes uses designated for Medium Residential, includes the development of multi-family dwelling units and supporting uses such as parks, schools, and community centers. As the Project involves the development of additional school-related facilities within an existing school, the Project would be consistent with the Single-Family and Multi-Family Residential categories, which include the development of schools. Overall, the Project would be generally consistent with the General Plan Framework's guidelines for Single-Family and Multi-Family development.

The School would continue to implement its comprehensive Traffic Management Program that encourages the reduction of vehicle trips. As part of the Traffic Management Program, Archer would maintain an average vehicle ridership of three persons per vehicle. In addition, a maximum of 15 student-driven carpools would be permitted consisting of three or more students in each vehicle. Additional student carpools would be permitted consisting of four or more students in each vehicle. With continued implementation of its Traffic Management Program, Archer would further restrict students from driving to School alone and require that a parent also may not drive a student to School alone. Students who do not ride the bus would continue to be required to be dropped off either in a parent-driven carpool or student-driven carpool. In addition, each student and employee would be required to choose and register for their selected mode of transportation annually. All students would also pay a yearly School fee to support the School's busing program, which Archer would continue to operate. The School

would continue to inform parents, students, faculty, and staff in writing on an annual basis of all rules regulating School traffic and parking and would maintain a progressive disciplinary system of enforcement to ensure compliance with the Traffic Management Program. Further, as mitigation, the Project would increase the percentage of students who are required to use the fixed-route, daily bus service from 50 percent to 70 percent. As such, the Project would reduce vehicle trips and promote alternatives to individual vehicle travel, thereby minimizing air pollution and greenhouse gas emissions.

The Project Site is located in an urbanized portion of the City on a site that is currently developed with school-related and residential uses. Surrounding uses include single- and multi-family residential uses and neighborhood-serving uses. The School has been located within this stable residential area of the Brentwood–Pacific Palisades since 1999 and has been subjected to numerous conditions of approval, which ensure that the School's operations are compatible with the residences in the vicinity of the campus. The Project would be sited and designed to maintain the prevailing scale and character of the surrounding single-family residential neighborhood. The Project would incorporate into the campus a portion of two adjacent properties (the Campus Portion of the Barrington Parcel and the Chaparal Parcel) currently owned by Archer, and the Project would create a visually unified campus with buildings designed to respond to and respect the residential scale and character of the surrounding area. The new School buildings would be proportioned to modulate height and maintain the residential street scale and character when viewed from Chaparal Street and Barrington Avenue. Additional landscaping along the perimeter of campus would substantially screen new buildings from view. Views of the campus from Sunset Boulevard would remain unchanged since the North Wing Renovation, Multipurpose Facility, the Performing Arts Center, and the Visual Arts Center would not be visible from Sunset Boulevard. The Project has been designed to minimize building footprints and increase green space within the campus. In addition, the buildings would be designed to shield neighboring uses from internal campus activities and noise, including having no operable windows that open on the sides of buildings directly adjacent to Chaparal Street. In addition, on the Campus Portion of the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel; and on the Chaparal Parcel, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street. Additionally, the Project would replace existing surface parking lots with facilities scaled to the residential scale and character of the surrounding neighborhood and would accommodate nearly all on-campus parking within a new underground parking structure to maximize open space and reduce vehicular noise to adjacent neighbors. Further, with the approval of a new Conditional Use Permit and other concurrent entitlement requests, the School would continue to be subject to numerous conditions of approval, which would ensure that the School's operations and its facilities would remain compatible with the residences in the vicinity of the campus. Therefore, the Project would strive to enhance the Project Site while maintaining the scale and character of the surrounding residential areas.

The School requests a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the North Wing. To provide for the upgraded mechanical areas and associated screening, the height of the new North Wing would necessarily increase by approximately 8 feet 9 inches to a maximum height of 41 feet-4 inches when measured from the lowest point of the existing grade adjacent to the Main Building, which is approximately the same height as the existing Main Building. However, the height of the new North Wing would measure and visually appear an average of 31 feet-4 inches from the finished grade at the Court of Leaders, i.e., from the portion of the Project Site that is adjacent to the North Wing and that is within the RE-11 zone and the place from which pedestrians and the adjacent properties to the north, east, and west will experience the building. In addition, the North Wing Renovation would not be visible from Sunset Boulevard. Therefore, the height of the building will maintain the scale and character of the surrounding residential areas.

While the School also requests a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the Multipurpose Facility, the building's height would measure and would visually appear as 28 to 36 feet in height from most vantage points, which is entirely consistent with the scale and character of the surrounding single-family and multi-family uses, which range in height to up to 36 feet. The School requests a modification of the height regulations for the height of the Multipurpose Facility because the building would have a roof slope of less than 25 percent and would be taller than 30 feet in height. When measured from the lowest point of adjacent grade on the south elevation of the building, the Multipurpose Facility would have a maximum height of 36 feet above grade, which is consistent with the surrounding single-family residences and the current CUP for Archer. Issued in 1998, the current CUP permitted a new gymnasium with a height of 36 feet, but Archer never built this gym. Because of the unique, below-grade and open design of the Multipurpose Facility with its sunken North Garden, the maximum height of the Multipurpose Facility would be 36 feet plus 10 feet (a total of 46 feet) to account for the sunken North Garden. The maximum elevation of the building would be set at 520 feet above sea level, which is consistent with a 36 foot tall building in the surrounding neighborhood. Due to the sloping nature of the site's natural topography, when measured along Chaparal Street, the Multipurpose Facility will only present as 28 feet high relative to Chaparal Street, which is lower than the permitted height for the surrounding neighborhood homes and is lower than many of the existing street trees. Therefore, the height of the Multipurpose Facility will maintain the scale and character of the residential neighborhood.

Urban Form and Neighborhood Design

Objective 5.4 *Encourage the development of community facilities and improvements that are based on need within the centers and reinforce or define those centers and the neighborhoods they serve.*

Policy 5.8.4 *Encourage that signage be designed to be integrated with the architectural character of the buildings and convey a visually attractive character.*

Upon completion of the Project, and consistent with Archer's existing CUP, the Project would provide permanent and upgraded facilities to accommodate the educational needs of up to 518 middle school and high school students from throughout Brentwood, the Pacific Palisades, West Los Angeles and neighboring communities. The Project does not propose to increase the existing enrollment cap. The proposed improvements would allow Archer to better serve its existing student population and provide increased educational opportunities for residents of the area. In addition, the new athletic and visual and performing arts spaces would reduce the demand for public open space and other off-site venues currently used for Archer's athletic practices, games, and arts performances.

Proposed signage would consist primarily of signs to identify the School and its buildings, information signs to direct vehicular and pedestrian circulation, and outdoor athletic signs. New buildings would have wall mounted signs identifying the name of the building and donor or sponsor information. The Project would also include new informational signs throughout the Project Site for wayfinding purposes as necessary to direct vehicular and pedestrian circulation and for other informational purposes. These signs may be mounted on walls, fences, and metal posts. Proposed signs also may be backlit or illuminated with landscape lights. The informational signage would include three electronic displays that in addition to providing wayfinding information would provide announcements and information on

campus activities. These digital displays would be located within the interior of the campus within the North Garden, the Court of Leaders, and the Arts Plaza and would not be visible from public rights of way. The Project further proposes two new wall signs mounted to the concrete walls at the east entry driveway for the campus along Sunset Boulevard. These signs would help visitors to the campus identify the entrance. On the outdoor athletic field, the Project proposes a second electronic scoreboard in addition to the existing scoreboard as the existing scoreboard along the north side of the athletic field would not be visible for soccer games. The scoreboard would be placed along the west side of the athletic field, in front of the landscaping and masonry wall running along the western property boundary, and fully concealed from the adjacent residences. The scoreboard would not be visible from any public right-of-way. Therefore, as described, the signage proposed as part of the Project would be designed to be integrated with the architecture of the buildings and would be compatible with the character of the surrounding uses.

b. Land Use Element (Brentwood-Pacific Palisades Community Plan)

The Project Site is located within the boundaries of the Brentwood-Pacific Palisades Community Plan. The Community Plan designates the portion of the Project Site abutting Sunset Boulevard as Medium Residential corresponding to Los Angeles Planning and Zoning Code designation R3, and the portions of the Project Site abutting Chaparral Street as Very Low II Residential corresponding to Los Angeles Planning and Zoning Code designations RE15 and RE11. Independent school uses are permitted on the entire Project Site by conditional use pursuant to LAMC Sections 12.24.T.3(b) and 12.24.U.24(b).

Land Use Policies and Programs

<u>Objective 1-4</u>	<i>To preserve and enhance neighborhoods with a distinctive and significant historic character.</i>
<u>Policy 1-4.1</u>	<i>Protect and encourage reuse of the area's historic resources.</i>
<u>Policy 1-4.2</u>	<i>Preserve architecturally or historically significant features and incorporate such features as an integral part of new development when appropriate.</i>
<u>Objective 17-1</u>	<i>To ensure that the Plan Areas significant cultural and historical resources are protected, preserved and/or enhanced.</i>
<u>Policy 17-1.1</u>	<i>Identify all designated City of Los Angeles Historic and Cultural Monuments in order to foster public appreciation of the City of Los Angeles' valuable historic resources and to promote education of the public.</i>

The Project will continue to preserve and enhance the site's historic nature and features. The Archer campus was formerly occupied by the Eastern Star Home for Women. The Eastern Star Home was designed by the prominent San Francisco-based architectural firm William Mooser and Company in the Spanish Colonial Revival style and built in 1931 as a retirement and convalescent facility. For more than 65 years, the building housed members of the Order of the Eastern Star. In 1989 the Main Building of the Eastern Star Home was formally determined eligible for listing in the National Register of Historic Places as part of a Section 106 review, and was subsequently listed in the California Register of Historical Resources. That same year, the Main Building (excluding additions from 1956 and 1961), the front grounds, and the courtyard became City of Los Angeles Historic-Cultural Monument #440.

Archer was founded in 1995 and was originally housed in temporary facilities before purchasing the Eastern Star Home in 1998. The School campus opened in 1999, following rehabilitation and adaptation of the facility for use as a school. In 2003 Archer was named a Los Angeles Conservancy Preservation Award winner for the adaptive re-use of the building.

As part of the implementation of the Project, the original portion of the Main Building will be retained and any rehabilitation will be subject to review by the City of Los Angeles Office of Historic Resources (OHR) and will meet the Secretary of the Interior's Standards. The Main Building will retain sufficient character-defining features and integrity to convey its historic significance and would remain eligible for designation in the National Register of Historic Places. In addition, the Project has been designed to limit views of the new facilities from Sunset Boulevard, and it will be subordinate to the existing historic building.

<u>GOAL 4</u>	<i>A Community with sufficient open space in balance with development to serve the recreational, environmental, health and safety needs of the community and to protect environmental and aesthetic resources.</i>
<u>Objective 4-1</u>	<i>To protect the resources of the Plan area for the benefit of the residents and of the region by preserving existing open space and, where possible, acquiring new open space.</i>
<u>Policy 4-1.1</u>	<i>Natural resources should be conserved on privately-owned land of open space quality and preserved on state parkland. City parks should be further developed as appropriate.</i>
<u>Policy 4-1.4</u>	<i>Open Space land in the plan area should be utilized to provide camping and picnicking, hiking, bicycling and equestrian trails; and golf courses, sport fields and other active recreational uses for residents of the Los Angeles region.</i>

The Project's landscaped open space would further the goal of preserving open space to balance development. The Project has been designed to minimize building footprints and increase green space within the campus. To increase green space the Project would locate part of the Multipurpose Facility below grade and would include a new approximately 85,500-square-foot underground parking structure. By placing these portions of the Project underground, the Project would provide approximately 224,833 square feet of ground level outdoor space, which would comprise approximately 74 percent of the Project Site. This open space will include a regulation softball and soccer field, new landscaping and landscaped gardens, courtyards, plazas, and pedestrian paths. The open space would be located throughout the Project Site and would include a North Garden that would serve as a point of arrival from the new underground parking structure. Through such open space areas, the buildings and the landscape within the campus would be integrated to provide for clearly defined pathways and seating areas and an improved campus experience for students, staff, and visitors. Opportunities for outdoor classroom areas and learning opportunities that are engaged with the landscape would also be provided. In addition, the existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained. Overgrown trees would be replaced with trees that are more appropriately scaled for the courtyards throughout the Project Site, and trees that are in decline would be removed and replaced. In addition, landscaping improvements would occur in compliance with the City of Los Angeles Water Conservation Ordinance.

<u>GOAL 6</u>	<i>Appropriate Locations and Adequate Facilities for Schools to Serve the Needs of Existing and Future Population.</i>
<u>Objective 6-1</u>	<i>To site schools in locations complementary to existing land uses and community character.</i>
<u>Policy 6-1.1</u>	<i>Encourage compatibility in school locations, site layout and architectural design with adjacent land uses and community character.</i>

The Project would continue the siting of the School in a location that serves the needs of existing and future populations and would be designed to be compatible with the adjacent land uses and the scale and character of the community. Consistent with many schools throughout the City, the School would continue to be sited in its existing location in a residential neighborhood. The Project would provide Archer with modern facilities to continue fulfilling its educational mission now and in the future. Upon completion of Project, and consistent with Archer's existing CUP, the proposed improvements would provide permanent and upgraded facilities to accommodate the educational needs of up to 518 middle school and high school students from throughout Brentwood, the Pacific Palisades, West Los Angeles, and neighboring communities. The Project does not propose to increase the existing enrollment cap. The proposed improvements would provide increased educational opportunities for residents of the area and throughout Los Angeles.

The new buildings have been designed to complement the historic Main Building and respond to and respect the residential scale and character of the surrounding area. The Project seeks to add high aesthetic and cultural value to the Brentwood community by designing and building an architecturally-significant campus. The Project provides for buildings that are artful and contemporary, yet highly complementary to the Spanish Colonial Revival Style of the existing Main Building. The use of wood for trim and special architectural features echoes the look of the historic building and adds warmth and natural beauty to the contemporary forms. The new school buildings would be proportioned to modulate height and maintain the street scale and character when viewed from Chaparal Street and Barrington Avenue. In addition, the Project has been designed to limit views of the new facilities from Sunset Boulevard. The North Wing Renovation, Multipurpose Facility, the Performing Arts Center, and the Visual Arts Center would not be visible from Sunset Boulevard. Furthermore, the Project has been designed to minimize building footprints and increase green space within the campus. For example, the Court of Leaders, a landscaped plaza area and pedestrian path, would serve as a new focal point on campus between the North Wing of the Main Building and the Multipurpose Facility. A new North Garden would provide a safe and welcoming point of arrival to campus. The North Garden would be accented with a garden and overlook area with seating, planted steps, an open lawn, a variety of shade trees with landscaped paths and perimeter seat walls, and planted steps leading to the parking structure.

In addition to these two landscaped spaces, Archer would provide extensive new landscaping and trees throughout the Project Site to buffer campus uses and add greenery to the neighborhood. The Project would provide additional trees along Chaparal Street and a second row of trees on the south side of the northern site wall to create a double row of landscaping along Chaparal Street. The Project would install an enhanced landscape buffer along the western property boundary of the campus between the athletic field and adjacent residential properties to the west. In addition, the planting area between the southern edge of the underground parking structure and the southern property line would be 22 feet wide and accommodate a landscape buffer that would enhance the views from neighboring apartments to the south. The Campus Portion of the Barrington Parcel will include a 25-foot wide landscaped

rear yard with a continuous row of trees between the Visual Arts Center and the apartment building to the south on Barrington Avenue and a 20-foot wide landscaped side yard with a continuous row of trees and planter wall along the eastern property line between the Visual Arts Center and the Residential Portion of the Barrington Parcel. Following Project construction, the Residential Portion of the Barrington Parcel would be landscaped to enhance and ensure consistency with the residential character of the neighborhood. The existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained. Through such landscaping and open space areas, the buildings and the landscape within the campus would be integrated to provide for clearly defined pathways and an improved campus experience. At buildout, approximately 74 percent of Archer's campus will be open space. The proposed landscaping and open space would enhance and ensure the Project's consistency with the residential character of the neighborhood.

The School also proposes fences, gates, and walls within the required front yard along Chaparal Street and along the Chaparal Street side and rear yards, and the Campus Portion of the Barrington Parcel side and rear yards. The fences, gates, and walls would be consistent with the existing Archer campus and many residences and schools throughout the City. The fences, gates, and walls would not block views and would provide visual screening of the campus and reduce visibility of campus improvements from neighboring streets. The walls would be heavily landscaped, consistent with the existing wall on Chaparal Street, to provide natural masking and enhance compatibility with existing and future neighborhood properties. The walls would provide a buffer for the benefit of nearby properties and the security of the students.

In addition, the buildings would be designed to shield neighboring uses from internal campus activities and noise, including having no operable windows that open on the sides of buildings directly adjacent to Chaparal Street. In addition, on the Campus Portion of the Barrington Parcel, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel; and on the Chaparal Parcel, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street. While the School requests a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the North Wing and Multipurpose Facility, the North Wing's height would measure and visually appear an average of 31 feet-4 inches from the finished grade of the Court of Leaders, and the Multipurpose Facility's height would measure and would visually appear as 28 to 36 feet in height from most vantage points. Accordingly the proposed height of both buildings is consistent with the scale and character of the community.

GOAL 11	<i>Encourage alternative modes of transportation to the use of single occupancy vehicles (SOV) in order to reduce vehicle trips.</i>
<u>Objective 11-1</u>	<i>To pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length and reduce the number of vehicle trips.</i>
<u>Policy 11-1.1</u>	<i>Encourage public schools, private schools and non-residential development to provide employee incentives for utilizing alternatives to the automobile (i.e. car pools, vanpools, buses, flex time, telecommuting, bicycles and walking, etc.).</i>

Currently, Archer's existing Traffic Management Program guides transportation options for getting to the School and serves to reduce the number of trips to and from the campus. As part of this program, Archer permits a maximum of 15 student-driven carpools consisting of

three or more students in each vehicle. Additional student carpools are permitted consisting of four or more students in each vehicle. In addition, Archer is required to utilize vans/buses to transport at least 50 percent of the student enrollment on a daily basis. Archer further restricts students from driving to School alone and requires that a parent also may not drive a student to School alone. Students who do not ride the bus are required to be dropped off either in a parent-driven carpool or student-driven carpool. All students also pay a yearly School fee to support the School's busing program, which Archer would continue to operate as part of the Project. Per Archer's Traffic Management Program, School-operated vans and buses are required to enter and exit the campus via Sunset Boulevard only. Archer also requires any School-operated van and bus and all other vehicles that bring students to the School and take them home, to park, load, and unload students within the campus. Archer's Traffic Management Program further prohibits van/bus and parent drop-offs on neighboring streets. In addition, except for those occasions when on-site parking is not sufficient, all faculty, administrators, other employees, students and visitors are instructed by the School to park on-site. If off-site parking is required, the School instructs drivers to park at off-site locations that the School secures. Off-site parking is not permitted on residential streets. To ensure implementation of the Traffic Management Program, the School informs parents, students, faculty, and staff in writing on an annual basis of all rules regulating School traffic and parking and requires registration of mode of transportation for students and employees. In addition, the School maintains a progressive disciplinary system of enforcement to ensure compliance with the Traffic Management Program.

As part of Archer Forward, the School would continue to implement its comprehensive Traffic Management Program that encourages the reduction of vehicle trips. To minimize its effect on adjacent street traffic during the morning peak hour, Archer would require at least 20 percent of employees to arrive outside of the morning peak hour when the student population reaches 470. Archer would increase this requirement proportionally as the student population approaches 518 students, at which time, Archer would require at least 40 percent of employees to arrive outside of the morning peak hour. Archer would also develop an Event Parking and Transportation Management Plan that would be employed for Interscholastic Athletic Competitions and Special Events. The Event Parking and Transportation Management Plan would include appropriate tools to manage and control traffic and parking. Further, as mitigation, the Project would increase the percentage of students who are required to use the fixed-route, daily bus service from 50 percent to 70 percent. As additional mitigation, the Project would require Archer to limit the number of trips generated by guests arriving at or departing from Special Events and Interscholastic Athletic Competitions. Taken together, the elements of Archer Forward's Traffic Management Program would minimize Archer's effect on traffic in the adjacent community, which provides an essential benefit to that immediate area. Furthermore, Archer Forward's precedent would set a standard of Traffic Management Program requirements for independent schools, that if incorporated by other schools in the community and throughout the City, could improve traffic conditions throughout the community, City, and region. By establishing this Program and reducing the School's traffic impacts, Archer Forward would provide a beneficial service to the community, City, and region.

<u>Policy 13-1.2</u>	<i>New development projects shall be designed to minimize disturbance to existing traffic flow with proper ingress and egress to parking.</i>
<u>Program</u>	<i>Require that new development projects incorporate adequate driveway access to prevent auto queuing.</i>
<u>Policy 13-1.3</u>	<i>Discourage non-residential traffic flow for streets designed to serve residential areas only by the use of traffic control measures.</i>

Objective 15-1 *To provide parking in appropriate locations in accord with Citywide standards and community needs.*

Policy 15-1.1 *Consolidate parking where appropriate, to minimize the number of ingress and egress points onto arterials.*

The Project would improve parking conditions around and on campus by increasing the School's on-site parking, circulation, and queuing capacity. Primary access to the Project Site would be unchanged and would continue to be from Sunset Boulevard. Upon entering the School from the southeast corner along Sunset Boulevard, vehicles would have the option to drop off at the Main Building front steps or access the new underground parking structure, located within the northwestern portion of the Project Site where the athletic field is currently located, and the arrival plaza down an east driveway ramp. From the end of the arrival plaza, vehicles would either turn left and exit the School from the west driveway ramp to Sunset Boulevard or proceed into the parking structure to park. In addition, Archer proposes to widen the existing circular driveway on both the east and west sides to improve site access and allow for dedicated right- and left-turn lanes at the exit at Sunset Boulevard. Maintaining primary access from Sunset Boulevard and increasing the School's on-site parking, circulation, and queuing capacity would keep School traffic to Sunset Boulevard and off residential streets. All vehicles that bring students to the School and take them home will continue to be required to park, load, and unload students within the Project and not on any adjoining streets.

The underground parking structure would increase the on-campus capacity for vehicle parking and queuing. The parking structure would accommodate all on-campus parking in one location and would provide approximately 185 parking spaces, expandable to 251 parking spaces with an attendant, which would exceed the Code-required parking spaces and the daily demand for parking for all but the largest Special Events. Additionally, an arrival plaza would be developed in conjunction with the proposed underground parking structure to provide sufficient on-site queuing for student pick-up and drop-off, creating space for buses and vehicles to queue within the campus. The new underground parking structure would improve on-site pedestrian circulation by providing an all-pedestrian campus at grade level and eliminating the pedestrian-vehicular conflicts associated with students crossing the existing driving lanes and surface parking lots to access the athletic field. Pedestrians will continue to primarily access the site via Sunset Boulevard. To access bicycle parking, bicycles may access the site via Sunset Boulevard or Chaparal Street. In addition, the Project would allow all student-driven carpools to park on campus, enhancing safety by not having students cross Barrington Avenue and Sunset Boulevard from off-site parking locations.

- 4. Pursuant to Section 12.24.T.3(c)(1) of the LAMC, the conditioning of the vesting conditional use permit is necessary in order to enhance the built environment in the surrounding neighborhood and perform a function or provide a service that is essential or beneficial to the community, city, or region; ensure compatibility with adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety; and ensure that the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The site has been used as a school campus since 1999, and the Main Building has existed on the site since 1931. The existing School has not been detrimental to the character of development in the immediate neighborhood, and Archer's fifteen-year history of substantial compliance with its current CUP demonstrates its compatibility with its residential neighbors. Notwithstanding the foregoing, the School also recognizes that conditioning of the vesting

conditional use is necessary to ensure the appropriate continued operation of the School and the integration of the Project's proposed improvements.

As described in the findings above, the proposed conditions will ensure compatibility with the surrounding community. The proposed CUP will continue to define clear limitations on school operations. All student drop-off and pick-up will continue to occur on campus via Sunset Boulevard; the CUP will limit street access from Chaparal Street to infrequent service, delivery, and emergency access. Furthermore, the Project's design would improve traffic and parking conditions around campus by substantially increasing the School's parking capacity and internal queuing capacity while preserving the current circulation pattern that utilizes Sunset Boulevard.

As further described in the findings above, the proposed architectural design of the buildings would be built in a manner that respects and preserves the neighborhood's residential character and minimizes views of School facilities from surrounding properties. Archer Forward proposes fences, walls, and significant new landscape buffers to provide privacy and reduce noise to nearby properties. The Performing Arts Center and Visual Arts Center will meet residential height and front yard setback requirements for both the Campus Portion of the Barrington Parcel and the Chaparal Parcel, and the buildings will also act as buffers to shield neighboring uses from internal campus activities and noise. The Performing Arts Center and Visual Arts Center will have no operable windows that open on the sides directly adjacent to Chaparal Street and to adjacent residences. The owner of 11718 Chaparal Street, located directly to the east of the Chaparal Parcel, has submitted a letter to the City indicating that he "fully support[s] the school's use of the residential properties that immediately border mine for all of these facilities," including the Visual Arts Center and the Performing Arts Center. With the implementation of Archer Forward, the total floor area on the site as a whole is 21 percent of the Project Site's total allowable floor area.

The proposed conditions of approval would protect the best interest of the surrounding property and neighborhood and lessen or prevent any detrimental effect on the area, and reduce the potential adverse environmental impacts of the conditional use while also allowing the School to modernize its facilities, thereby securing appropriate development in harmony with the objectives of the General Plan and the City's established policy of approving a conditional use for a school within a residential area.

C. Site Plan Review Findings in accordance with Sec. 16.05 of the LAMC:

- 1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

Pursuant to LAMC Section 12.36.D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 3 in the Vesting Conditional Use Findings in Accordance with Section 12.24.T of the LAMC and is hereby incorporated by reference.

- 2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The Project proposes to replace the existing North Wing of the Main Building with an entirely new North Wing that would provide upgraded, modern classrooms and facilities; upgrade the existing outdoor athletic field to provide a regulation-size softball and soccer field; provide a new Multipurpose Facility with separate gymnasium space for the Middle School and Upper School; provide a Visual Arts Center to allow for studio and gallery space on the Archer campus; and provide a Performing Arts Center with dedicated stage and auditorium facilities.

As described in more detail below, the Project's arrangement of buildings and structures including the underground parking structure, student drop-off/loading areas, lighting, landscaping, and trash collection would be compatible with the existing and future development on adjacent properties and neighboring properties.

a. North Wing Renovation

The North Wing Renovation would provide Archer with enlarged, modern classrooms that are adequately sized, proportioned, technologically advanced, and equipped for research-based teaching and learning. As part of the North Wing Renovation, Archer would also upgrade the technological capacity, increase the natural light and improve energy efficiency in its classrooms, and the renovated facility would allow more space for multiple teaching modalities.

Specifically, the North Wing Renovation would include replacement of the entire existing North Wing of the Main Building including demolition of two floors of former dormitory space currently used for classrooms, as well as demolition of the existing kitchen adjacent to the North Wing in the Main Building to address structural and accessibility issues. A new two-story North Wing would then be constructed which would provide larger classrooms, offices, a kitchen, and a faculty workroom on the lower level, and larger classrooms and offices on the upper level. The number of classrooms in the North Wing would increase by one. Rooms for ancillary functions such as restrooms and storage would also be provided within the new North Wing. In addition, the North Wing Renovation would include an upgrade of and enhancements to the existing courtyards located between the North Wing and the Main Building and would provide an outdoor student seating area within the westerly courtyard. In addition to improvements to classroom sizes, the North Wing Renovation would also provide upgrades to lighting, air conditioning, and information technologies. Furthermore, the new roof structure would be framed to allow mechanical wells to be located along the center of the North Wing to shield neighboring uses from the view of and noise from air conditioning equipment.

The Los Angeles Municipal Code provides that height is measured from "the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building." (LAMC § 12.03) LAMC Section 12.21.1 provides that new buildings within Height District 1 that are located within the RE-11 zone may not exceed 36 feet except when the roof of the uppermost story of a building or structure or portion of a building or structure has a slope of less than 25 percent, in which case the maximum height may not exceed 30 feet. The School requests a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the North Wing, which would have a roof slope of more than 25 percent but exceed the height limit of 36 feet. Including the provision for the upgraded mechanical areas and associated screening, the height of the new North Wing when measured from the lowest point of the existing grade adjacent to the Main Building would

necessarily increase by approximately 8 feet 9 inches to a maximum height of 41 feet 4 inches, which is approximately the same height as the existing Main Building.

Despite the Code-measured height of 41 feet 4 inches, the height of the North Wing Renovation would measure and visually appear an average of 31 feet- 4 inches from the finished grade at the Court of Leaders, i.e., from the portion of the Project Site adjacent to the North Wing and that is within the RE-11 zone and the place from which pedestrians and the adjacent properties to the north, east, and west will experience the building. The upgraded mechanical areas and screening serve to mitigate any visual or noise concerns associated with air conditioning equipment. In addition, the North Wing Renovation would not be visible from Sunset Boulevard. Therefore, the granting of relief of the building height regulations for the North Wing pursuant to LAMC Section 12.24 F would be appropriate for this Project and would be compatible with existing and future development on adjacent properties and neighboring properties.

b. Multipurpose Facility

Archer requests gymnasium space in the Multipurpose Facility to accommodate the Middle School and Upper School athletic programs and physical education classes. In addition, the Multipurpose Facility will provide the only indoor assembly space where the entire School can meet together. Accordingly, Archer Forward proposes an approximately 39,300-square-foot Multipurpose Facility with separate gymnasium space for the Middle School and Upper School that could accommodate basketball and volleyball courts for the Middle School and Upper School that comply with California Interscholastic Federation (CIF) regulations; Archer's Middle School and Upper School basketball or volleyball teams practicing simultaneously within separate gymnasium space on the Archer campus during after-school hours; and Archer's Middle School and Upper School basketball and volleyball teams competing on the Archer campus. The Multipurpose Facility would also provide needed support facilities for Middle School and Upper School basketball, volleyball, soccer, softball, and field hockey programs, including locker rooms, training rooms, coaching and staff offices, and facilities for spectators.

The proposed Multipurpose Facility would be constructed in the northern portion of the Project Site. In addition, the proposed Multipurpose Facility would support ancillary uses, including a campus store/concession, staff offices, conference/meeting rooms, a medical office, a training room, a weight room, a cardio-aerobics room, a yoga/dance studio, Upper School and Middle School locker rooms, a stage, a laundry room/uniform storage, and storage for building support equipment. A sunken North Garden to the west of the Multipurpose Facility would serve as an open space transition from the Multipurpose Facility's Middle School gymnasium space to the proposed underground parking structure.

LAMC Section 12.21.1 provides that new buildings within Height District 1 that are located within the RE-11 zone may not exceed 36 feet except when the roof of the uppermost story of a building or structure or portion of a building or structure has a slope of less than 25 percent, in which case the maximum height may not exceed 30 feet. The School has requested a modification of the height regulations pursuant to LAMC Section 12.24 F for the height of the Multipurpose Facility, which would have a roof slope of less than 25 percent and would be taller than 30 feet in height. The Multipurpose Facility proposes to provide indoor athletic facilities for Middle School and Upper School students on two floors and to support School assemblies in the Upper School gymnasium space. The Multipurpose Facility's height is necessary to accommodate two regulation gyms for playing both volleyball and basketball. Each gym is designed to host

regulation CIF basketball and volleyball games, which require a minimum overhead clearance of 25 feet for basketball and 23 feet for volleyball under the National Federation of State High School Associations (NFHS) standards, which CIF follows. An additional five feet per floor is needed for structural and mechanical systems resulting in floor-to-ceiling height requirements for each gymnasium of 30 feet. Within each of the gymnasium spaces, a portion of the area would include two levels for ancillary functions, such as restrooms, staff offices, locker rooms, and cardio-aerobic areas. The Middle School gymnasium space would be located below grade, and partially open to the sunken North Garden to the west, with the Upper School gymnasium space above. The North Garden would serve as an open space transition from the Multipurpose Facility's Middle School gymnasium space to the proposed underground parking structure.

The Los Angeles Municipal Code provides that height is measured from "the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building." (LAMC § 12.03.) The Multipurpose Facility would measure and would visually appear as 28 to 36 feet in height from most vantage points. When measured from the lowest point of adjacent grade on the south elevation of the building, the Multipurpose Facility would have a maximum height of 36 feet above grade, which is consistent with the surrounding single-family residences and the current CUP for Archer. Issued in 1998, the existing CUP permitted a new gymnasium with a height of 36 feet in the same approximate location as the proposed Multipurpose Facility, but Archer never built this gym. Because of the unique, below-grade and open design of the Multipurpose Facility with its sunken North Garden, the maximum height of the Multipurpose Facility would be 36 feet plus 10 feet to account for the sunken North Garden. The maximum elevation of the building is consistent with a 36 foot tall building in the surrounding neighborhood. Due to the sloping nature of the site's natural topography, when measured along Chaparal Street, the Multipurpose Facility will visually present as 28 feet high relative to Chaparal Street, which is lower than the permitted height for the surrounding neighborhood homes and is lower than many of the existing street trees.

The physical design of the Multipurpose Facility incorporates additional protections for compatibility with the surrounding residential character. As described above, the portion of the Multipurpose Facility facing Chaparal Street will have an elevation of 28 feet, and the building is designed to step back its height from the street. The Multipurpose Facility also fully complies with the front yard setback from Chaparal Street. As described in more detail below, the Project would also include fences, walls, and a new landscape buffer along Chaparal Street to provide privacy to, and screen the building from, nearby properties. Therefore, the granting of relief of the building height regulations for this building pursuant to LAMC Section 12.24 F would be appropriate for this Project at this site and would be compatible with existing and future development on the neighboring properties.

c. Underground Parking Structure and Student Drop-Off/Loading Areas

Parking is proposed in a new, approximately 85,500-square-foot underground parking structure to accommodate approximately 185 cars within the western portion of the campus. The on-site parking may be expanded to 251 parking spaces when necessary with use of attendant-assisted parking. As described in a memo from Lincoln Lee of the Department of Building and Safety, dated November 6, 2014, and found in the Project administrative file, the parking requirement for the Project would be 208 as proposed, with no Aquatic Center. Accordingly, the underground parking structure would meet the parking demand on site for all but the largest Special Events, which frees up parking for

Brentwood merchants and reduces the need for pedestrians to cross Sunset Boulevard and Barrington Avenue, enhancing community safety. By putting parking underground, Archer can devote space to academic and athletic programming and create additional green space on campus. In addition, subterranean parking would allow Archer to have an all-pedestrian campus, which enhances safety for students and visitors, decreases vehicle noise by keeping cars underground, and provides an aesthetic benefit since the cars would be parked out of sight. To reduce the need for energy-consuming and noise-producing mechanical ventilation equipment, the underground parking structure would be sustainably designed and naturally ventilated.

The parking structure would be accessible using the Project Site's present entry-and-exit system from Sunset Boulevard, which currently leads to the parking areas in the rear of the school but would be modified to become ramps into the underground parking structure. Upon entering the School from the southeast corner along Sunset Boulevard, vehicles could drop off at the Main Building front steps or access the new underground parking structure down the east driveway ramp to the arrival plaza. From the end of the arrival plaza, vehicles would either turn left and exit the School from the west driveway ramp to Sunset Boulevard or proceed into the parking structure to park. Once parked, visitors would enter the campus through the North Garden, which would serve as the transition between the parking level and the campus level. The Project also includes an underground pedestrian pathway from the parking structure and underneath the Court of Leaders to the Multipurpose Facility and the Performing Arts Center.

The arrival plaza described above would provide sufficient on-site queuing for student pick-up and drop-off, creating space for buses and vehicles to queue within the campus. All vehicles that bring students to the School and take them home will continue to be required to park, load, and unload students from Sunset Boulevard within the Project Site and not on any adjoining streets. In addition, Archer proposes to widen the existing circular driveway on both the east and west sides to improve site access and allow for dedicated right- and left-turn lanes at the exit at Sunset Boulevard. Portions of the existing curb and some landscaping would be removed on both the east and west sides, as illustrated on the Plot Plan, included as Exhibit A, dated April 1, 2015. In addition, on the east side, a portion of the driveway to the south of the Main Building would be widened by approximately 11 feet 9 inches to allow for easier maneuvering at the entrance to the parking ramp. On the west side, the width of the driveway to the south of the Main Building would be increased by approximately 5 feet 4 inches to allow for a right- and left-turn lane at the exit to Sunset Boulevard. The existing guard booth located east of the entrance driveway would also be relocated to the west of the entrance driveway in an enclosure approximately the same floor area as the existing guard booth.

d. Outdoor Athletic Field

The existing outdoor athletic field would be improved to include a new overlapping soccer and softball field that complies with CIF regulations and enable the addition of field hockey on campus. The new field would be located above the new underground parking structure within the northwest corner of the Project Site. The soccer field is proposed parallel to the north property line with the long axis of the field running east to west. This proposed east-west orientation and location would be consistent with the orientation and location of the existing soccer field. On both sides of the field, the Project proposes soccer goals that are 24 feet long, 8 feet high and 10 feet deep, with 30-foot-high protective sports netting behind the goals to help ensure that soccer balls do not enter adjacent properties or the campus interior. On the western side of the

soccer field, the soccer goals and protective sports netting would be within the western side yard along Chaparal Street. The soccer field could also be used for field hockey.

The softball field is proposed to be located in the southeast corner of the athletic field and would be oriented with home plate facing west-northwest, consistent with the existing softball field. The softball field would include a softball backstop with a maximum height of 20 feet that is 25 feet wide behind home plate with 15 feet wide wings on each side.

The Project proposes to place two portable bleachers 15 linear feet by three rows that would provide approximately 30 spectator seats each in close proximity to the softball field home plate and one portable bleacher 57 linear feet by four rows along the soccer field that could accommodate approximately 152 spectators. The soccer field bleachers would be within the Chaparal Street front yard.

e. Performing Arts Center

Archer proposes dedicated indoor performing arts space, with a stage, auditorium, and rehearsal facilities on its campus. Accordingly, Archer Forward includes an approximately 19,025-square-foot Performing Arts Center that would include stage and auditorium facilities for theatrical, dance, and orchestral productions on the Archer campus, including a proscenium opening at least 40 feet wide, stage floor measuring at least 32 feet deep, side wings to the left and right of the stage for assembling performers and storing props, complete theatrical lighting, and acoustically stable auditorium space. In addition to the auditorium space, the Performing Arts Center would maximize support spaces for presenting staged performances including dressing rooms, a green room, costume storage space, a scene shop for the construction and storage of stage sets and props, and an audio-visual room for the control of lights and sound during performances and for making video and audio recordings of events. It would also provide adequate studio spaces necessary for instruction in the performing arts, including acoustically tuned and appropriately proportioned rooms for teaching dance, vocal music, orchestral music, and dramatic arts.

The Performing Arts Center would be located within the northeastern portion of the Project Site, on the Chaparal Parcel. The physical design of the Performing Arts Center incorporates protections for compatibility with the surrounding residential character. The Performing Arts Center would include two levels and a basement with a maximum building height of 36 feet with a roof slope greater than 25 percent, which is consistent with the LAMC height limit for the zone. The Performing Arts Center also fully complies with the front yard setback from Chaparal Street. In addition, non-operable windows shall be installed along the residential property boundary with 11718 Chaparal Street. Finally, as described in more detail below, the Project would also include fences, walls, and a new landscape buffer along Chaparal Street to provide privacy to, and screen the building from, nearby properties.

f. Visual Arts Center

The proposed approximately 7,400-square-foot Visual Arts Center will provide dedicated visual arts facilities in the east-central portion of campus. Specifically, the Visual Arts Center would include studio and gallery space on the Archer campus, including drawing, painting, ceramics, and photography studios and gallery space to exhibit student work.

The Visual Arts Center would be located south of the Performing Arts Center on the Campus Portion of the Barrington Parcel, and it would not be visible from Chaparal

Street or Barrington Avenue, and the Visual Arts Center would be located internal to the campus. The physical design of the Visual Arts Center incorporates protections for compatibility with the surrounding residential character. The Visual Arts Center would include two levels with a maximum height of 30 feet, which is consistent with the LAMC height limit for the zone. In addition, non-operable windows shall be installed along the residential property boundary with 125 North Barrington Avenue and the Residential Portion of the Barrington Parcel. Finally, as described in more detail below, the Project would also include fences, walls, and new landscape buffers along the residential property boundary with 125 North Barrington Avenue to provide privacy to, and screen the building from, nearby properties.

g. Project Density

The Project would develop approximately 61,538 square feet of net new development for a total of 150,262 square feet of development within the Project Site. As part of the Project, Archer would lot-tie all Project parcels together, which consist of seven parcels with two parcels abutting Sunset Boulevard and five parcels abutting Chaparal Street. The total maximum floor area for the entire Project Site is governed by the 3:1 floor area ratio ("FAR") set forth in LAMC section 12.21.1.A.1. Accordingly, the total allowable development on the Project Site is 704,399.4 square feet. Upon full buildout the School would comprise 150,262 square feet or approximately 21 percent of the total allowable floor area, which would ensure that the School will remain compatible with existing and future development on adjacent and neighboring properties.

h. Setbacks and Projections into Yards

LAMC Section 12.21.C.3.b provides that for schools in R Zones, "the combined widths of the two side yards on an interior lot shall be not less than 40% of the width of the lot, but need not exceed 50 feet, and on either an interior lot or a corner lot the side yard adjoining another lot in an "RA" or "R" Zone shall be not less than ten feet in width." The width of the lots along Chaparal Street total approximately 710 feet. Pursuant to LAMC Sections 12.21.C.3.b the required combined width of the two side yards is 50 feet. The School proposes to satisfy the 50 foot requirement with a 30-foot side yard along the western side yard and a 20-foot side yard along the east side yard. The Campus Portion of the Barrington Parcel will maintain a 20-foot side-yard setback from the Residential Portion of the Barrington Parcel (consistent with the east side yard along Chaparal Street) in compliance with the setback requirements. The Project does not propose to change the existing side yards along Sunset Boulevard for the former Eastern Star Home.

As part of the Project, Archer proposes to modify the LAMC area regulations pursuant to LAMC Section 12.24 F for projections into yards such as soccer goals, sports netting, and bleachers. In the western side yard along Chaparal Street the Project proposes the continued use of a soccer goal that is 24 feet long x 8 feet high x 10 feet deep, a 30 foot high protective sports net to ensure that balls do not enter adjacent properties, and one electronic scoreboard. Along the Chaparal Street front yard the Project proposes to place two exit stairs from the subterranean parking garage, surrounded by concrete site walls; an emergency exit stairway enclosure; a 120-foot long by 5-foot wide air intake grill for the subterranean parking garage; prefabricated bleachers; an emergency vehicle gate from Chaparal Street; a DWP transformer and emergency generator enclosure; bicycle racks; and an emergency access stairway at the northeast corner of the Project site. The projections and encroachments on the Chaparal Street rear yard would include, but are not limited to, an opening to the subterranean parking garage and an emergency access stair from the subterranean parking garage. Additional hardscape

and landscape improvements, along with additional minor projections into the yards, are detailed in the site plan for the Project. The proposed minor projections would be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

i. Lighting

The Project would install lighting on the campus to provide clear identification of circulation, gathering spaces, and parking facilities and to provide for the security of students, faculty, staff, and visitors; and to support athletic and other extra-curricular activities. Pedestrian path lighting would be of low intensity and integrated within the architectural features. All on-site lighting would be directed onto the site, and lighting would be designed and installed to reduce glare to adjoining and adjacent properties. In addition, outdoor lighting would be designed and installed with shielding to limit views of the light source from adjacent properties.

j. Fences, Gates, and Walls

The School is requesting modification of certain fence regulations of the LAMC to permit fences/gates/walls up to eight feet in height within the required front yard along Chaparal Street in lieu of the three and one-half feet otherwise permitted in the front yard as established by LAMC Section 12.22.C.20.f.2. In addition, the School is requesting to permit fences/gates/walls up to eight feet high along the Chaparal Street side and rear yards, and the Campus Portion of the Barrington Parcel side and rear yards in lieu of the six feet otherwise permitted in the side and rear yards as established by LAMC Section 12.22.C.20.f.3.

The School currently has an eight-foot-tall concrete masonry wall within the required front yard and side yards along Chaparal Street. The Project proposes to extend the existing eight foot tall concrete masonry wall along the front yard to the north-east corner of the property line and to build a new eight eight-foot foot-tall masonry wall along the Chaparal Street eastern side yard. In the eastern and western side yards of the Sunset Boulevard parcels, the Project proposes to build a new eight eight-foot foot-tall security fence made of chain link mesh. In addition, an eight-foot-tall security fence will run along the southern rear yard and eastern side yard of the Campus Portion of the Barrington Parcel.

The granting of the modification to the fences/gates/walls would be consistent with the existing campus and many residences and schools throughout the City, and are essential for student security. The fences/gates/walls would not block views and would provide visual screening of the campus and reduce visibility of campus improvements from neighboring streets. The walls would be heavily landscaped consistent with the existing wall on Chaparal Street to provide natural masking and enhance compatibility with existing and future neighborhood properties. The walls would provide a buffer for the benefit of nearby properties, and would therefore be compatible with existing and future development on adjacent and neighboring properties.

k. Landscaping

As part of the Project, extensive new landscaping and landscaped gardens, courtyards, plazas, and walkways would be located throughout the Project Site and would include a North Garden adjacent to the Multipurpose Facility that would serve as a point of arrival from the new underground parking structure. Through the creation of such open space areas, the buildings and the landscape within the campus would be integrated to provide

for clearly defined pathways and seating areas and an improved campus experience for students, staff, and visitors. In addition, the existing landscape fronting Sunset Boulevard, including the historic lawn at the campus's main entry, would be maintained. The Project would provide additional trees along Chaparal Street and a second row of trees on the south side of the northern site wall to create a double row of landscaping along Chaparal Street. The Project would install an enhanced landscape buffer along the western property boundary of the campus between the athletic field and adjacent residential properties to the west. In addition, the planting area between the southern edge of the underground parking structure and the southern property line would be 22 feet wide and accommodate a landscape buffer that would enhance the views from neighboring apartments to the south. The Campus Portion of the Barrington Parcel will include a 25-foot-wide landscaped rear yard with a continuous row of trees between the Visual Arts Center and the apartment building to the south on Barrington Avenue and a 20-foot wide landscaped side yard with a continuous row of trees and planter wall along the eastern property line between the Visual Arts Center and the Residential Portion of the Barrington Parcel. Following Project construction, the Residential Portion of the Barrington Parcel, would be landscaped to enhance and ensure consistency with the residential character of the neighborhood. Larger trees would be replaced with trees that are more appropriately scaled for the courtyards throughout the Project Site, and trees that are in decline would be removed. All trees to be removed that are 8 inches in diameter at breast height ("DBH") and above would be replaced on a one-to-one basis with a minimum of 24-inch box trees. In addition, landscaping improvements would occur in compliance with the City of Los Angeles Water Conservation Ordinance.

I. Trash Disposal

In keeping with the design guidelines set forth in the Community Plan, the Project would enclose all trash containers from view. Upon the completion of Phase 1, trash bins will be located in the underground level near the drop-off and pick-up area. As part of Phase 2 of the Project, Archer also proposes the installation of a trash compactor in order to reduce the number of trash truck visits and the associated noise to the surrounding uses. Upon the completion of Phase 1, the underground trash bins will be removed and trash disposal will be moved to the trash compactor. The trash compactor is proposed to be located in the Performing Arts Center within the Chaparal Parcel. The trash compactor would be fully enclosed with a roll-down door providing access. The trash compactor would be regularly maintained to avoid odors and prevent vermin.

m. Service and Deliveries

Service and delivery vehicles would continue to access the Archer campus primarily from Sunset Boulevard. Deliveries would either be received from the front of the Main Building or from the proposed underground parking structure. Access along Chaparal Street would be maintained and would be used for emergency vehicle access, and limited service and delivery access. The School would instruct companies who deliver to do so between the hours of 9:00 A.M. and 6:00 P.M., but outside the hours of student drop off and pick up.

n. Conclusion

As described above and with the grant of relief from certain LAMC provisions through 12.24 F modifications as a part of the vesting conditional use permit, the Project's arrangement of buildings and structures, including height, bulk and setbacks, the parking structure and driveways, student drop-off/loading areas, lighting, landscaping, and trash

collections will be compatible with existing and future development on neighboring properties.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties

The Project does not contain any proposed residential uses.

D. Adjustment Findings in accordance with Sec. 12.28 of the LAMC:

1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

The School is proposing new fences, gates, and walls that are consistent with the existing Archer campus and that are essential for student security. The walls would be landscaped and provide a buffer for the benefit of nearby properties, further protecting compatibility with the scale and character of the surrounding residential neighborhood. The School is requesting a Zoning Administrator's Adjustment pursuant to LAMC Section 12.28 to permit fences, gates, and walls up to eight feet in height within the required front yard along Chaparal Street in lieu of the three and one-half feet otherwise permitted in the front yard as established by LAMC Section 12.21.C1.g. In addition, the School is requesting to permit fences, gates, and walls up to eight feet high along the Chaparal Street side and rear yards, and the Campus Portion of the Barrington Parcel side and rear yards⁶ in lieu of the six feet otherwise permitted in the side and rear yards as established by LAMC Section 12.21.C1.g. As discussed herein, while the Project Site characteristics and existing improvements make strict adherence to the fence and wall regulations impractical, the Project nevertheless conforms with the intent of the regulations.

Along the Chaparal Street frontage, the School is requesting to permit fences and walls up to eight feet in height within the required front yard in lieu of the three and one-half feet otherwise permitted. An approximately eight-foot tall concrete masonry wall already exists in the Chaparal Street front yard along a portion of the Project Site, and the School is requesting to extend this wall along the Chaparal Street front yard to the northeast corner of the property line. In addition, the School is requesting to permit fences and walls up to eight feet in height along the Chaparal Street side and rear yards in lieu of the six feet otherwise permitted in the side and rear yards. Along the Chaparal Street eastern side yard, the School is requesting an eight-foot high security fence. Along the Chaparal Street western side yard, the existing approximately eight-foot tall concrete masonry wall would remain or would be replaced with a wall or fence of the same height. Along the Chaparal Street rear yard, the School is requesting an eight-foot high security fence.

The School is requesting to permit fences and walls up to eight feet in height along the Campus Portion of the Barrington Parcel side and rear yards in lieu of the six feet otherwise permitted.⁷

⁶ For the Barrington Parcel, walls and fences in the side and rear yards up to eight feet in height are only proposed for the Campus Portion of the Barrington Parcel. The Campus Portion of the Barrington Parcel and the Residential Portion of the Barrington Parcel would be separated by an eight foot high fence.

⁷ For the Barrington Parcel, walls and fences in the side and rear yards up to eight feet in height are only proposed for the Campus Portion of the Barrington Parcel. The Campus Portion of the Barrington Parcel and the Residential Portion of the Barrington Parcel would be separated by an eight foot high fence.

Along the Sunset Boulevard frontage, the School is requesting to permit fences and walls up to eight feet in height within the required side yards in lieu of the six feet otherwise permitted in the side yards. Along the Sunset Boulevard eastern and western side yards, the School is requesting an eight-foot high security fence. The School does not propose changes to the height of the existing fence and gates along Sunset Boulevard, although the School may install a new fence or gate in a similar style and height as part of the Project.

The Project site characteristics and existing improvements make strict adherence to the fence and wall regulations impractical because the School is adjacent to residences. Each of the incremental requested increases in height above the height limit would enhance safety and security for the School without negatively affecting views or the surrounding residential character. Accordingly, the granting of the Zoning Administrator Adjustment would nevertheless conform to the intent of the Zoning Code and would be consistent with the existing campus and many residences and schools throughout the City. The proposed fences and walls are consistent with LAMC Section 12.22.C.20.f.9, which provides that “[a]n open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.” While the fences and walls proposed as part of the Project are not all of an open mesh type, this provision reflects the Zoning Code’s interest in ensuring that schools have adequate fencing. The fences and walls proposed as part of the Project ensure that the School will have adequate fencing and are designed to protect the neighborhood’s residential character. The fences and walls would not block views and would provide visual screening of the campus and reduce visibility of campus improvements from neighboring streets. The walls would be heavily landscaped consistent with the existing wall on Chaparral Street, to provide natural masking and enhance compatibility with existing and future neighborhood properties. The walls would provide a buffer for the benefit of nearby properties and the security of the students and would therefore be compatible with and will not adversely affect the adjacent and neighboring properties. Therefore, while the Project site characteristics and existing improvements make strict adherence to the fence and wall regulations impractical, the Project nevertheless conforms with the intent of the regulations.

- 2. In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

Pursuant to LAMC Section 12.36.D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 2 in the Vesting Conditional Use Findings in Accordance with Section 12.24.T of the LAMC and is hereby incorporated by reference.

- 3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

Pursuant to LAMC Section 12.36.D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 3 in the Vesting Conditional Use Findings in Accordance with Section 12.24.T of the LAMC and is hereby incorporated by reference.

The Project does not contain any proposed residential uses.

E. Conditional Use Permit Utilization Findings Sec. 12.28 of the LAMC:

In accordance with LAMC Section 12.25.A, the privileges of The Archer School for Girls' CUP shall be considered utilized upon the earlier of: (1) the School's implementation of the operational conditions for the CUP following recordation of the City covenant acknowledging and agreeing to comply with the terms of the CUP; (2) placement and maintenance of a sign as set forth in LAMC Section 12.25.A.3.a, for independent schools; or (3) issuance of a building permit or other permit from the Department of Building and Safety for development of new facilities authorized by the School's CUP.

LAMC Section 12.25.A.3.a, applies to the School because the CUP approved the Project Site for use as an independent school. LAMC Section 12.25.A.3.a, provides that:

Where a lot or lots have been approved for use as a.....educational institution or private school, including elementary and high schools, no time limit to utilize the privileges shall apply provided that all of the following conditions are met:

- (1) The property involved is acquired or legal proceedings for its acquisition are commenced within one year of the effective date of the decision approving the conditional use.
- (2) A sign is immediately placed on the property indicating its ownership and the purpose to which it is to be developed, as soon as legally possible after the effective date of the decision approving the conditional use. This sign shall have a surface area of at least 20 square feet.
- (3) The sign is maintained on the property and in good condition until the conditional use privileges are utilized.

The School satisfies the requirement of LAMC Section 12.25A.3.a(1) because the School's existing ownership of the Project Site fulfills the requirement that the property be acquired within one year of the effective of the CUP decision. The School will satisfy the requirements of LAMC Sections 12.25.A.3.a(2) and 12.25.A.3a(3) because after the effective date of the decision approving the CUP, the School will place a sign on the Project Site indicating the School's ownership of the Project Site and the purpose to which the Project Site is to be developed. The sign will have a surface area of at least 20 square feet. The School will maintain the sign in good condition until the School implements the operational conditions for the CUP or the issuance of a building permit or other permit from the Department of Building and Safety for development of new facilities authorized by the School's CUP.

Exhibit 1

The Archer School for Girls Archer Forward: Campus Preservation and Improvement Plan Special Events

This table includes additional limitations on the proposed size, hours and days for the Special Events. For informational purposes only, the table includes illustrative examples of the Special Events. The Special Events listed are illustrative of the types of Special Events that could occur; the specific Special Events may vary each Academic Year to address the instructional needs of existing and future programs provided by the School.

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
1.	Special Event with up to 100 Guests	M–F: 10 A.M. to 2 P.M.	Women of Archer
2.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Alumnae Parent Reception
3.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Alumnae Social and Alumnae Gallery Opening
4.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Middle School Parent Education Night
5.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	NOLS Education Night
6.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	8th Grade Parent Ed Night
7.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	9th Grade Parent Ed Night
8.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	10th Grade Parent Ed Night
9.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	11th Grade Parent Ed Night
10.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Final Stretch Meeting for Senior Parents
11.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Parent College Night
12.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Parent College Night
13.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
14.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
15.	Special Event with up to 100 Guests	Su: 5 P.M. to 7 P.M.	Maypole Event
16.	Special Event with up to 200 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
17.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Dance Showcase
18.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Junior College Night
19.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Shakespeare on the Green
20.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Empty Bowls Dinner
21.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Dance Banquet
22.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Student Directed One-Acts
23.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Guest Artist Director / Archer Theater Company
24.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Guest Artist Director / Archer Theater Company

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
25.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Upper School Play
26.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Middle School Play
27.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Winter Concert
28.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Upper School Musical
29.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Middle School Musical
30.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Spring Concert
31.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Winter Concert
32.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
33.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
34.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
35.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
36.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
37.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
38.	Special Event with up to 200 Guests	Sa: 12 P.M. to 5 P.M.	Admission Interview Day
39.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Upper School Musical
40.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Middle School Musical
41.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Upper School Play
42.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Middle School Play
43.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M. or 6 P.M. to 10 P.M.	Spring Concert
44.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Upper School Play
45.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Middle School Play
46.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Upper School Musical
47.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Middle School Musical
48.	Special Event with up to 300 Guests	M–F: 10 A.M. to 2 pm	STEM Symposium
49.	Special Event with up to 300 Guests	M–F: 10 A.M. to 2 pm.	8th Grade Recognition Ceremony
50.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Parent Orientation
51.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Women in Film
52.	Special Event with up to 300 Guests	Sa: 9 A.M. to 2 P.M. (WITHIN 3 HOUR PERIOD)	Back to School Night
53.	Special Event with up to 300 Guests	Sa: 9 A.M. to 2 P.M. (WITHIN 3 HOUR PERIOD)	Back to School Night
54.	Special Event with up to 300 Guests	M–F: 7 P.M. to 9:30 P.M.	Upper School Sports Awards Night
55.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Dance Troupe
56.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Senior Dessert Night
57.	Special Event with up to 300 Guests	Sa: 8:30 A.M. to 3:30 P.M.	Digital Citizenship & Cybersafety Workshop
58.	Special Event with up to 300 Guests	Sa: 2 P.M. to 6 P.M.	Dance Troupe
59.	Special Event with up to 300 Guests	Sa: 6 P.M. to 10 P.M.	Dance Troupe
60.	Special Event with up to 500 Guests	M–F: 10 A.M. to 2 P.M.	Grandparents and Special Friends Day

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
61.	Special Event with up to 500 Guests	M–F: 7 P.M. to 10 P.M.	Parent Orientation
62.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
63.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
64.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
65.	Special Event with up to 800 Guests	Sa: 10 A.M. to 4 P.M.	Upper School Graduation

City Planning Commission 4/23/15

The Archer School for Girls
Archer Forward: Campus Preservation and Improvement Plan
Summary of Proposed Hours of Operations
Exhibit 2

Use		All School Buildings and Courtyards			Athletic Field		
		Monday - Friday	Saturday	Sunday	Monday - Friday	Saturday	Sunday
General Hours of Operation	Instruction	7 a.m. to 6 p.m.	9 a.m. to 6 p.m. (limited to 30% of enrolled students ²)	—	7:40 a.m. to 6 p.m.	10 a.m. to 6 p.m. (4 hr limit, 10 days/year ¹ ; limited to 30% of enrolled students ²)	—
	Extracurricular Activities	7 a.m. to 10 p.m.	9 a.m. to 6 p.m. (limited to 30% of enrolled students ²)	—	7:40 a.m. to 6 p.m.	10 a.m. to 6 p.m. (4 hr limit, 10 days/year ¹ ; limited to 30% of enrolled students ²)	—
	Customary School Activities (≤50 Guests)	7 a.m. to 10 p.m.	9 a.m. to 6 p.m.	—	—	—	—
Interscholastic Athletic Competitions ³		7 a.m. to 10 p.m.	9 a.m. to 6 p.m.	—	7:40 a.m. to 6 p.m.	10 a.m. to 6 p.m. (4 hr limit, 10 days/year ¹)	—
Special Events ⁴ (limited to 65 per year)		10 a.m. to 10:00 p.m. ⁵	9:00 a.m. to 10:00 p.m. ⁵ (limited to 16 per year)	12:00 p.m. to 7:00 p.m. (limited to 4 per year)	—	Upper School Graduation (10:00 a.m. to 4:00 p.m. on one Saturday per year)	—
Academic and Family Events ⁶ (limited to 6 per year)		10 a.m. to 10:00 p.m.	9:00 a.m. to 6:00 p.m. (limited to 2 per year)	—	—	—	—
Administrative Use and Facilities Maintenance	Administrative Use and Facilities Maintenance	Administration, maintenance personnel, and security personnel may be present on the campus at any time					
	Outdoor Facilities Maintenance	8 a.m. to 6 p.m. and emergency repairs	8 a.m. to 6 p.m. and emergency repairs	Emergency repairs	8 a.m. to 6 p.m. and emergency repairs	8 a.m. to 6 p.m. and emergency repairs	Emergency repairs

(City Planning Commission 4/23/15)

¹ The Athletic Field may only be used 10 times per year on a Saturday, regardless of the type of activities that occur. The 10 times per year shall not include Upper School Graduation.

² Restrictions on the number of participants on a Saturday are cumulative for Instruction and Extracurricular Activities across all campus facilities and does not apply to Interscholastic Athletic Competitions, Special Events, and Academic and Family Events.

³ While anticipated that most Interscholastic Athletic Competitions will be concluded within the permitted times, Interscholastic Athletics Competitions hours shall provide flexibility for overtime.

⁴ For additional details regarding times and number of attendees for Special Events, see Exhibit 1.

⁵ Six Special Events shall be permitted to conclude by 11:00 p.m. on Fridays.

⁶ Academic and Family Events shall only be permitted in the Main Building, the North Wing, and the Main Building courtyards.

Exhibit B

Boundaries of Project

PS

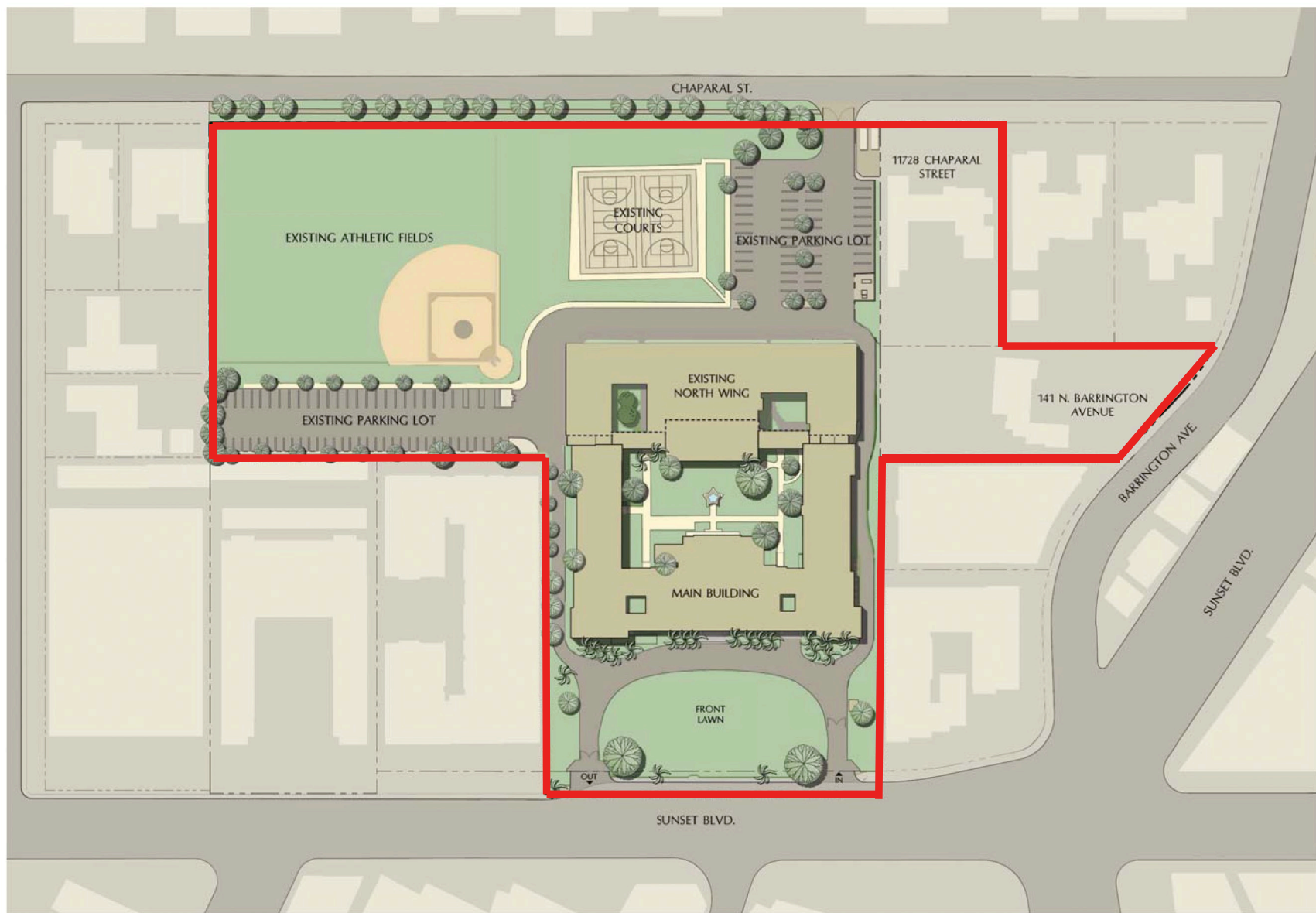


Exhibit B
Boundaries of Expansion Project

Exhibit C

Brentwood Homeowners Association Boundaries

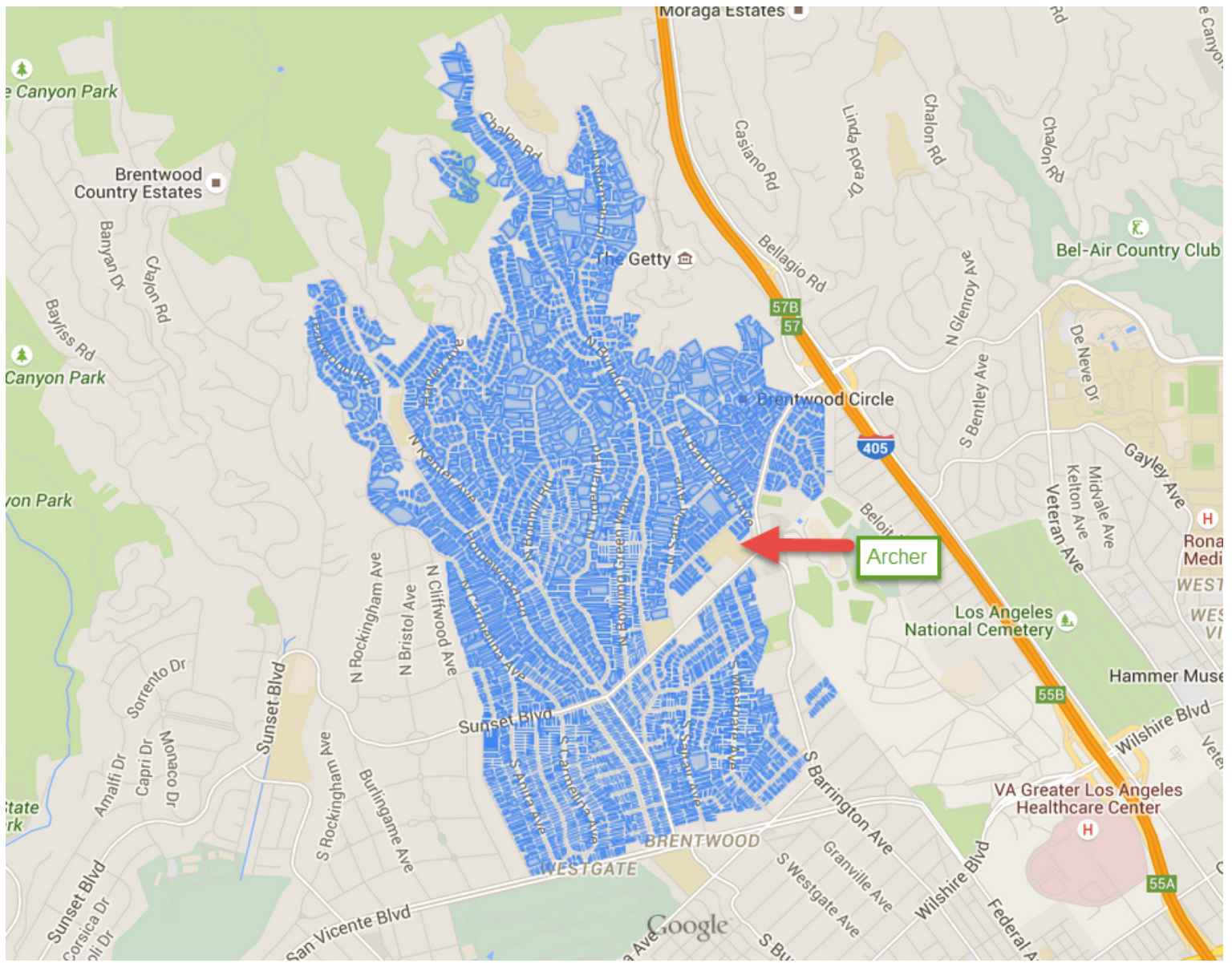


Exhibit D

Definitions

“All School Buildings” means the Main Building, the North Wing, the Multipurpose Facility (Upper and Lower Gymnasiums), the Performing Arts Center, and the Visual Arts Center.

“Athletic Field” means the regulation-size soccer field and softball field proposed for the Project, upon which there shall be no lights.

“Athletic Field” means the regulation-size soccer field and softball field proposed for the Project, upon which there shall be no lights.

“Bicycle Pass” means a pass issued by Archer to students, faculty, staff and guests who sign a contract with Archer to ride a bicycle to and from the Archer Campus.

“Courtyards” means all outdoor areas, including landscaped courtyards, plazas and paths, which include the Court of Leaders, the North Garden, the Arts Plaza, the Main Building courtyards, and the lawn fronting Sunset Boulevard.

“Customary School Activities” means trustee meetings, parent/teacher conferences, and other school activities relating to teaching, learning and school operations that involve no more than 50 guests on campus.

“Extracurricular Activities” means student activities with faculty and/or parent volunteer oversight, which do not involve guests. Examples of Extracurricular Activities may include, but are not limited to, athletic practices, performing arts rehearsals, and student organization meetings.

“Instruction” means all teaching and learning. Examples of instruction may include, but is not limited to, classroom instruction and physical education.

“Interscholastic Athletic Competition” means any game or scrimmage involving Archer teams and visiting athletic competitors/teams and guests. Scrimmage shall not mean two Archer teams playing each other.

“Playoff Games” means the final short series of games played after the end of the regular season in order to select the league champion.

“School Operations” means all contemplated activities on the Archer Campus, including but not limited to Academic and Family Events, Customary School Activities, Extracurricular Activities, Instruction, Interscholastic Athletic Competitions, and Special Events.

“Special Events” means planned functions that involve students and/or guests on campus, but are distinguished from Instruction, Extracurricular Activities, Interscholastic Athletic Competitions, and Academic and Family Events. Special Events may include, but are not limited to, academic and leadership functions, admissions functions, alumnae functions, dances and socials,

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graduation, music functions, parents and family functions, performances, student enrichment functions, and visual arts functions.

“Transit Pass” means a pass issued by Archer to students, faculty, staff and guests who sign a contract with Archer to ride public transportation to and from the Archer Campus.

“Walking Pass” means a pass issued by Archer to students, faculty, staff and guests who live within one mile of the Archer Campus and sign a contract with Archer to walk to and from the Archer Campus.

Archer Project – Permitted Hours of Operations⁴

Use ⁵	All School Buildings and Courtyards ⁶			Athletic Field		
	Monday-Friday	Saturday	Sunday	Monday-Friday	Saturday	Sunday
Instruction	7:00 a.m. to 6:00 p.m.	10 a.m. to 4 p.m. (limited to 50 people)	-	7:40 a.m. to 6:00 p.m.	-	-
Extracurricular Activities	7:00 a.m. to 10:00 p.m.	10 a.m. to 4 p.m. (limited to 50 people, 8 times per year limited to 100 people)	-	7:40 a.m. to 6:00 p.m.	-	-
Customary School Activities ⁷	7:00 a.m. to 10:00 p.m.	10 a.m. to 4 p.m. (limited to 50 people)	-	-	-	-
Interscholastic Athletic Competitions	7:00 a.m. to 9:00 p.m.	-	-	7:40 a.m. to 6:00 p.m. (must not start after 6:00 p.m.)	-	-
Special Events ⁸ (limited to 65 per year)	10:00 a.m. to 10:00 p.m. ⁹	9:00 a.m. to 10:00 p.m. (limited to 16 per year)	12:00 p.m. to 7:00 p.m. (limited to 4 per year)	-	Upper School Graduation ¹⁰ 10:00 a.m. to 4:00 p.m.	-
Academic and Family Events (6 per year)	10:00 a.m. to 10:00 p.m.	9:00 a.m. to 6:00 p.m. (limited to 2 per year)	-	-	-	-
Administrative Use and Facilities Maintenance	Administrative, maintenance personnel, and security personnel may be present on the campus at any time					
Outdoor Facilities Maintenance	8:00 a.m. to 6:00 p.m. and emergency repairs	8:00 a.m. to 6:00 p.m. and emergency repairs	Emergency repairs	8:00 a.m. to 6:00 p.m. and emergency repairs	8:00 a.m. to 6:00 p.m. and emergency repairs	Emergency repairs

⁴ In the event of a conflict between Exhibit E and Exhibit G, Exhibit G shall control.

⁵ For purposes of this Exhibit, the use of a “-” signifies that a use is prohibited.

⁶ The North Garden shall not be used for any formal classroom or other daytime Instruction, and shall not be used to host any Special Events.

⁷ There shall be a maximum of 50 guests permitted on campus for Customary School Activities.

⁸ See Exhibit F for a list of restrictions pertaining to attendance, days, and times for Special Events.

⁹ Six Special Events shall be permitted to conclude by 11:00 p.m. on Fridays

¹⁰ Upper School Graduation may occur on a single Saturday during the Academic Year.

Exhibit F
Planning Commission Approval Exhibit 1

The Archer School for Girls
 Archer Forward: Campus Preservation and Improvement Plan
 Special Events

This table includes additional limitations on the proposed size, hours and days for the Special Events. For informational purposes only, the table includes illustrative examples of the Special Events. The Special Events listed are illustrative of the types of Special Events that could occur; the specific Special Events may vary each Academic Year to address the instructional needs of existing and future programs provided by the School.

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
1.	Special Event with up to 100 Guests	M–F: 10 A.M. to 2 P.M.	Women of Archer
2.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Alumnae Parent Reception
3.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Alumnae Social and Alumnae Gallery Opening
4.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Middle School Parent Education Night
5.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	NOLS Education Night
6.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	8th Grade Parent Ed Night
7.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	9th Grade Parent Ed Night
8.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	10th Grade Parent Ed Night
9.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	11th Grade Parent Ed Night
10.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Final Stretch Meeting for Senior Parents
11.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Parent College Night
12.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Parent College Night
13.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
14.	Special Event with up to 100 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
15.	Special Event with up to 100 Guests	Su: 5 P.M. to 7 P.M.	Maypole Event
16.	Special Event with up to 200 Guests	M–F: 7 P.M. to 9 P.M.	Gallery
17.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Dance Showcase
18.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Junior College Night
19.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Shakespeare on the Green
20.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Empty Bowls Dinner
21.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Dance Banquet

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
22.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Student Directed One-Acts
23.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Guest Artist Director / Archer Theater Company
24.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Guest Artist Director / Archer Theater Company
25.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Upper School Play
26.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Middle School Play
27.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Winter Concert
28.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Upper School Musical
29.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Middle School Musical
30.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Spring Concert
31.	Special Event with up to 200 Guests	M–F: 7 P.M. to 10 P.M.	Winter Concert
32.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
33.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
34.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
35.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
36.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
37.	Special Event with up to 200 Guests	M–F: 7 P.M. to 11 P.M.	Dances and Socials
38.	Special Event with up to 200 Guests	Sa: 12 P.M. to 5 P.M.	Admission Interview Day
39.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Upper School Musical
40.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Middle School Musical
41.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Upper School Play
42.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M.	Middle School Play
43.	Special Event with up to 200 Guests	Sa: 2 P.M. to 6 P.M. or 6 P.M. to 10 P.M.	Spring Concert
44.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Upper School Play
45.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Middle School Play
46.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Upper School Musical
47.	Special Event with up to 200 Guests	Sa: 6 P.M. to 10 P.M.	Middle School Musical
48.	Special Event with up to 300 Guests	M–F: 10 A.M. to 2 pm	STEM Symposium
49.	Special Event with up to 300 Guests	M–F: 10 A.M. to 2 pm.	8th Grade Recognition Ceremony
50.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Parent Orientation
51.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Women in Film
52.	Special Event with up to 300 Guests	Sa: 9 A.M. to 2 P.M. (WITHIN 3 HOUR PERIOD)	Back to School Night
53.	Special Event with up to 300 Guests	Sa: 9 A.M. to 2 P.M. (WITHIN 3 HOUR PERIOD)	Back to School Night
54.	Special Event with up to 300 Guests	M–F: 7 P.M. to 9:30 P.M.	Upper School Sports Awards Night
55.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Dance Troupe
56.	Special Event with up to 300 Guests	M–F: 7 P.M. to 10 P.M.	Senior Dessert Night

	Special Event Additional Limitations		Illustrative Example
	Size	Hours and Days	
57.	Special Event with up to 300 Guests	Sa: 8:30 A.M. to 3:30 P.M.	Digital Citizenship & Cybersafety Workshop
58.	Special Event with up to 300 Guests	Sa: 2 P.M. to 6 P.M.	Dance Troupe
59.	Special Event with up to 300 Guests	Sa: 6 P.M. to 10 P.M.	Dance Troupe
60.	Special Event with up to 500 Guests	M–F: 10 A.M. to 2 P.M.	Grandparents and Special Friends Day
61.	Special Event with up to 500 Guests	M–F: 7 P.M. to 10 P.M.	Parent Orientation
62.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
63.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
64.	Special Event with up to 500 Guests	Su: 12 P.M. to 5 P.M.	Admission Open House
65.	Special Event with up to 800 Guests	Sa: 10 A.M. to 4 P.M.	Upper School Graduation
Academic and Family Event Limitations			
1.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M. or Sa: 9 A.M. to 6 P.M.	Unspecified Academic and Family Event
2.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M. or Sa: 9 A.M. to 6 P.M.	Unspecified Academic and Family Event
3.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M.	Unspecified Academic and Family Event
4.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M.	Unspecified Academic and Family Event
5.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M.	Unspecified Academic and Family Event
6.	Academic and Family Event with up to 80 Guests	M–F: 10 A.M. to 10 P.M.	Unspecified Academic and Family Event




Exhibit G

Archer Project – Trip Restrictions For Interscholastic Athletic Competitions and Special Events

Use	Monday-Friday		
	3:00 p.m. to 4:00 p.m.	4:00 p.m. to 6:00 p.m.	6:00 p.m. to 7:00 p.m.
Interscholastic Athletic Competitions and Special Events	Arrivals: The following limits the number of vehicles generated by guests arriving on campus during the following times. 44 vehicles	0 vehicles	126 vehicles ¹¹
	Departures: The following limits the number of vehicles generated by guests departing the campus during the following times. 44 vehicles		
	5:00 p.m. to 6:00 p.m.		

¹¹ The aggregate number of vehicles arriving during this period shall not exceed 3,145 during each Academic Year.